NUARY 1957 VOLUME 3 - NUMBER 1

CONSTRUCTION REVIEW

- *Expenditures*
- *Starts*
- *Materials*
- *Awards*
- *Permits*
- *Costs*
- *Employment*

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CONSTRUCTION IN 1956

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At a Glance

CONSTRUCTION ACTIVITY IN 1956--Outlays for new construction totaled $44-1/4 billion in 1956, setting a new record for the tenth successive year. The $30.8-billion total for all types of private construction was only a little above the record 1955 figure, but public outlays rose 8 percent over the year to a new high of $13.4 billion. The 10-percent drop from 1955 in spending for new private housing (to $13.5 billion in 1956) was offset by gains in all major kinds of private work except farm construction and hospital building, both of which declined moderately. Expansion in highway construction accounted for about half the overall dollar gain in public outlays, and increases were shown for all other kinds of public construction except hospital building and installations for the Atomic Energy Commission. Chiefly because of the decline in private housing, the total physical volume (expenditures adjusted for price changes) of new construction put in place during 1956 was off by 2 percent from the alltime high of 1955.

HOUSING STARTS IN NOVEMBER--Nonfarm housing starts declined seasonally in November (by 14 percent) to 80,000 units, the lowest November figure since 1951. Privately owned housing accounted for almost all of the November total, and was at a seasonally adjusted annual rate of 1,060,000 units--about the same as the October rate and well above the year's low of 1,000,000 in September. Preliminary building-permit reports indicate that the November decline showed the usual geographic pattern for the month, with activity holding up better in the West and South than in northern regions. During the first 11 months of 1956, a total of 1,055,000 private and public units were placed under construction, 16 percent below the corresponding 1955 figure.

FHA-VA ACTIVITY IN NOVEMBER--Nonfarm housing begun under FHA and VA programs declined more than total private starts in November. Consequently, the FHA-VA share of the private total dropped from 44 percent in the 2 previous months to about 38 percent in November--the smallest proportion in nearly 3 years. In November of 1954 and 1955, the ratios were 60 and 52 percent, respectively, of much larger private totals. Comparing data for the first 11 months, the volume of both FHA and VA starts was down by 31 percent from 1955 to 1956, and their combined share of all private starts dropped from 51 to 42 percent. Requests for FHA and VA mortgage loans also declined sharply this past November--VA appraisal requests by 26 percent and FHA applications by 19 percent. The decrease in the latter was almost all in 1-4 family housing, bringing the November 1956 figure for this group to the lowest level recorded for any month.

NONFARM MORTGAGE RECORDINGS IN OCTOBER--After a 14-percent decline in September, both the number and value of nonfarm mortgage recordings rose by 11 percent in October. Mortgages written totaled $2.4 billion--a new high for the month. The rise in dollar volume was shared by all types of lenders, with gains ranging from 8 percent for commercial banks to 19 percent for individuals. Activity was at an alltime monthly high for mutual savings banks and individuals, and at an October peak for savings and loan associations (the major lending group). Increases over October 1955 amounted to 10 and 15 percent, respectively, for mutual savings banks and individuals, whereas volume was up slightly over the year or remained about the same for other lending groups, except commercial banks--which reported a 6-percent decline. The $23-billion total of mortgages written during the first 10 months of 1956 was 4 percent less than in the same 1955 period, but was well above January-October totals for all years before 1955.

PUBLIC CONTRACT AWARDS IN OCTOBER--Public contract award activity showed strength in October--rising 8 percent from September to an $809-million total that was 18 percent larger than in October 1955. The awards gain this past October reflected widespread and relatively large increases among the major types of public work. The only declines of note from September were in Federal awards for warehouses, conservation and development, and airfield construction, and in State and local awards for hospitals and housing. For the first 10 months, the 1956 State and local total ($7.0 billion) was up 15 percent from 1955 and the Federal total ($1.7 billion) was

31 percent greater. Over the year, award values rose for all kinds of State and local work except utilities, and the rise in the Federal total reflected important gains on many types of projects, though it was influenced chiefly by expansion in awards for conservation and development and for electric power utilities.

CONTRACT AWARDS IN 37 EASTERN STATES IN NOVEMBER--The value of construction contracts in the 37 States east of the Rocky Mountains declined for the sixth consecutive month in November--by 1 percent to $1,689 million. The small decrease from October resulted from a 14-percent drop in the value of awards for public works and a 5-percent decline for residential awards. Gains in awards for commercial and educational building pushed the nonresidential total up by 8 percent over the month, and utilities contracts advanced 3 percent. Total awards in the first 11 months of 1956 (at $22.8 billion) were 5 percent above the corresponding 1955 figure.

CONSTRUCTION COSTS IN NOVEMBER--For the third consecutive month, the Commerce Department's Composite Cost Index remained virtually unchanged in November, as fractional declines in some components were offset by small increases in others. The November index, at 132.6 percent of the 1947-49 average, was 5 percent above the same 1955 month.

BUILDING MATERIALS PRICES IN NOVEMBER--The wholesale price index for building materials declined fractionally (about 0.2 percent) in November to 130.8, owing mainly to price reductions for most kinds of lumber and wood products, asphalt roofing, and copper products--which offset the increases reported for paint and paint materials, concrete products, clay sewer pipe, and sand and gravel. The November decline in the lumber price index was smaller than in previous recent months, but softwood plywood prices dropped nearly 3 percent from October, and averaged about 20 percent less than in November 1955. Asphalt roofing quotations declined seasonally this past November, and copper products continued to go down in response to earlier drops in the cost of primary copper. The 1-percent rise in prepared paint prices reflected higher material, labor, and transportation costs. For all building materials combined, the November 1956 index was up 2 percent from November 1955.

CONSTRUCTION MATERIALS OUTPUT IN OCTOBER--New postwar October records were established for the following five major construction materials groups: Lumber and wood products; iron and steel products; clay construction products; paint, varnish, and lacquer; and Portland cement. Only two product groups--heating and plumbing equipment, and millwork--were below the levels of October 1955, and almost all groups showed substantial rises from this past September. The increases over the month ranged from 2 percent for Portland cement to 15 percent for iron and steel products.

CONTRACT CONSTRUCTION EMPLOYMENT IN NOVEMBER--The number of workers on construction contractors' payrolls declined seasonally in November to 3,186,000--a total that was 265,000 more than a year earlier and the highest for any November. Data available through October show that the mild downturn in that month was virtually industrywide and occurred in all regions of the country. Employment continued to exceed year-ago levels, however, on all types of contract construction, and in the great majority of reporting States and areas. The few local declines from October 1955 were mostly in northern sections of the country.

HOURS AND EARNINGS IN OCTOBER--Average weekly pay in contract construction rose by 49 cents from September to a new alltime peak of $106.86 in October, as a small increase in hourly earnings more than offset a slight reduction in hours worked. Hourly pay in October, at a record $2.79, was 16 cents more than a year earlier, and the workweek (38.3 hours) was an hour longer than in October 1955. Over-the-year gains in weekly earnings amounted to $8.76 for the industry as a whole, and varied from $8.52 for general contractors' employees to $9.02 on nonbuilding construction.

Construction in 1956

Construction reflected and contributed to the prosperity which the Nation continued to enjoy in 1956. Expenditures for new construction rose 3 percent to $44-1/4 billion. This was almost 11 percent of the gross national product--about the same as in 1955, when construction activity increased sharply.

Despite peak expenditures, however, 1956 was the first post-World War II year to witness an apparent decline in the physical volume of construction. Owing almost entirely to a drop in new private residential building (chart 1), construction outlays in 1947-49 prices (a measure of physical volume) declined by 2 percent from the record of 1955. When residential building is excluded from the total, however, the constant dollar value of all other new construction was 4 percent higher in 1956 than in 1955.

Real output of the total economy also advanced to an alltime high in 1956. Decreased activity in the important residential building and automotive segments was more than compensated for by continued strength in nearly all other sectors. Major influences underlying the general economy were also important in construction, e.g., rising personal incomes; a confident attitude toward long-run economic prospects, shared alike by business, labor, and consumers; increasing prices and costs; and unprecedented demand for funds that outpaced the readily available supply.

The most important movements in construction last year included the contrasting forces of a sharp drop in housing activity from the extraordinary levels of 1955, and further large-scale expansion in industrial and other business capacity to new highs. In addition, costs rose significantly (5 percent) for virtually all types of construction; employment and wages were at peak; and demand and supply of construction materials, except for steel, were more nearly in balance than in the past several years. Among the noteworthy legislative achievements was the approval of the 13-year highway expansion program.

Spending in 1956 for all types of private construction totaled $30.8 billion, a little above the record 1955 figure. The $1.5 billion drop over the year in new private dwelling units was more than offset by gains in most other major categories in the private sector.

Public construction reached a new peak of $13.4 billion, a rise of 8 percent from 1955. About half of the gain was for highways, but expenditures for most other types of publicly owned new construction also increased significantly.

Funds for construction

With both public and private nonresidential construction at new peaks, and with other parts of the economy operating at or near record levels, unusual pressures were placed on the money market. The financing of State and local government construction was encouraged by a record volume of election approvals for new bond issues in 1955, most of which were not offered until 1956. Businesses, in addition to using accumulated earnings, found it necessary to borrow heavily in the capital markets for construction. The volume of corporate securities issued in 1956 was almost a third higher than in 1955. In addition, consumer credit rose to new heights and funds for working capital were in strong demand to support record levels of industrial output and sales, rising orders, and inventories. The Federal Reserve System raised the rediscount rate twice during 1956 in an effort to curb the mounting pressures, and interest rates rose to the highest level in more than 20 years. Private housing was affected most by the overall money tightness, as the heavy drafts on capital by other sectors of the economy diverted a substantial part of the credit supply from home loans, especially Government-assisted mortgages, because of their relatively low yield.

Housing

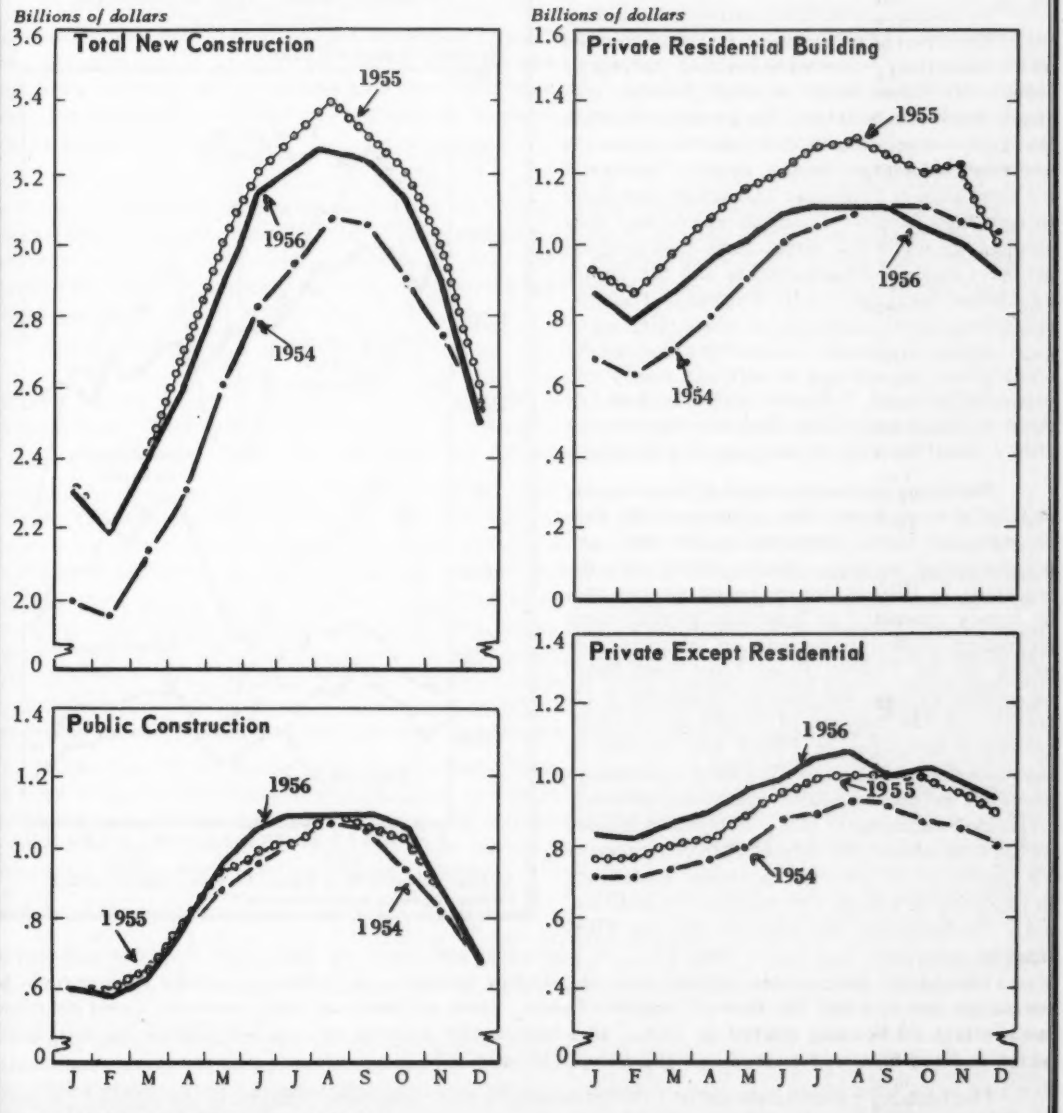
The dollar value of new private homebuilding in 1956 (at $13.5 billion) fell 10 percent from the record volume of 1955. However, because of rising construction costs, and the trend in recent years toward larger and more expensive homes with more quality features, expenditures on dwelling units under way last year did not drop as sharply as the number started. About 1,120,000 private and public dwelling units were begun last year, of which 1,100,000 were privately owned. These totals were down 16 percent from 1955 and about 8 percent from 1954, but were about the same as annual totals in the 1951-53 period. When allowance is made for population growth, however, the 1956 rate of homebuilding (new nonfarm dwelling units per 10,000 nonfarm population) was the lowest since the early postwar

years. Nine in 10 of all the new dwelling units started last year were 1-family houses, about the same proportion as in 1955, when this ratio was at peak.

The generally downward trend in the number of new dwelling units started (seasonally adjusted), first evident in the early fall of 1955, continued through most of 1956. During the first 8 months of 1956,

Chart 1

Expenditures for New Construction in 1947–49 Prices



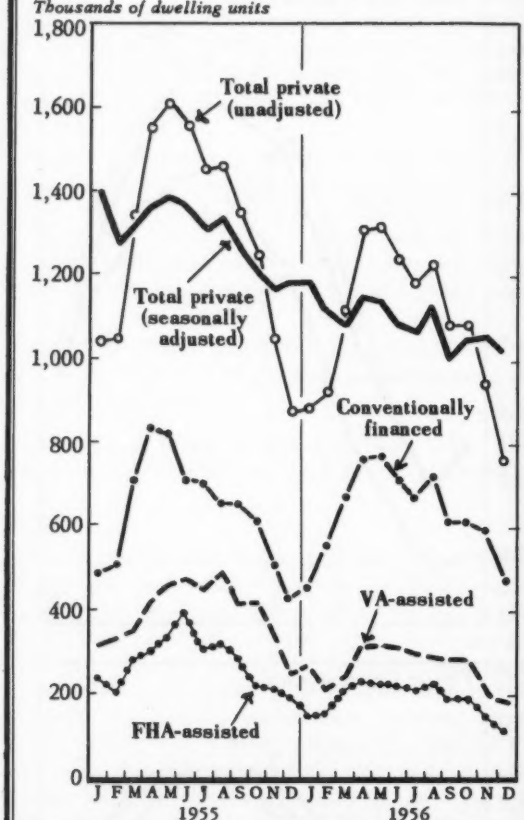
Source: Departments of Commerce and Labor.

the seasonally adjusted annual rate of private housing starts averaged 1,125,000 units. From the year's low point of about 1,000,000 units in September, the rate turned upward, but remained below 1,100,000.

The 1956 drop in homebuilding was virtually all in housing financed with Government-assisted mortgages on which interest rates were fixed at 4-1/2 percent for most of the year. Almost as many homes with conventional financing were started in 1956 as in 1955, but starts under both the FHA and VA programs were down about 30 percent. (See chart 2.) Thus, FHA- and VA-assisted units accounted for only two-fifths of all private starts in 1956, compared with about one-half in 1955. In addition to a sharp decline in the volume of Government-supported mortgages for new housing, discounting of these loans was widespread, with discount rates mounting over the year.

Chart 2

Nonfarm Housing Starts
Privately Owned: Type of Financing
(ANNUAL RATES)



Source: Department of Labor; Veterans Administration; Federal Housing Administration.

To counteract the difficulties in obtaining funds for the relatively long-term, low-interest, and low-equity Government-aided mortgage loans, activities under several Federal programs were accelerated. The Federal National Mortgage Association (FNMA), the Government's secondary mortgage buying agency, increased its purchases of FHA- and VA-backed mortgages to new high levels. Loan placement was also stepped up under the direct home loan program of the Veterans Administration and the Voluntary Home Mortgage Credit Program (VHMCP)--operations aimed primarily at channeling mortgage funds into small communities and remote areas where the scarcity of mortgage money was particularly acute. Funds available from all three of these activities, however, represented only a small fraction of mortgage requirements.

Beginning in the autumn of 1956, a number of official steps were taken to increase the flow of mortgage funds, particularly for low- and moderate-cost housing. Among these were the reduction by FHA of downpayment requirements on homes appraised at less than $9,000; some relaxation of the limitations on borrowing imposed by the Federal Home Loan Bank Board on member savings and loan associations; a decrease in the amount of FNMA stock which sellers of mortgages to FNMA are required to buy; and the limitation of all FNMA's purchases under its secondary market operations to newly originated mortgages (i.e., mortgages offered within 4 months of the date of FHA insurance or VA guaranty) to give the maximum assistance to financing new home construction. In addition, early in December the interest rate on FHA-insured mortgages was raised from 4-1/2 to 5 percent, and about the same time the Federal Reserve Board raised the permissible interest rate on savings accounts in commercial banks to 3 percent to encourage savings and the flow of lendable funds. None of these actions, however, could have had much effect on housing started in 1956. In addition, the interest rate on VA-guaranteed mortgages, which is fixed by law, remained at 4-1/2 percent through 1956.

The housing credit situation in 1956 reflected, in part, long-term changes in the demand for mortgage funds. These changes have meant that a rising supply of mortgage money is required to support the financing of residential real estate and the production of a given number of new dwelling units.[1]

[1] For a development of this thesis, see Residential Mortgage Market. (*In* Monthly Review, Federal Reserve Bank of Kansas City, October 1956, pp. 9-14.)

Among the more important influences leading to this expansion have been the growing volume of financing used in the market for existing houses, as their values appreciated and the number and turnover of owner-occupied units increased; higher costs of new houses; and larger construction loans.

Toward the end of 1956, a new and potentially important source of money--union pension and welfare funds--opened up for investment in Government-assisted mortgages. In September, the International Ladies' Garment Workers' Union authorized the initial investment of $20 million in VA-guaranteed mortgage loans. Similarly, the International Brotherhood of Electrical Workers completed arrangements in December for a program of regular monthly investment in FHA-insured loans.

The increasing competition for credit influenced the terms of home mortgage lending and, in turn, the kind of home buyers and the type of houses placed under construction. Downpayment requirements rose, the permissible amortization period was shortened by lenders, and customers for credit in 1956 were more carefully screened than they were the year before. Thus, a larger proportion of those who could meet the terms for new houses were in higher income groups, which increased the demand for larger and more costly homes.

The average purchase price of new homes bought with VA-guaranteed loans, for example, rose more than a thousand dollars between 1955 and 1956, with a marked reduction in the proportion of houses selling for less than $10,000. There was a substantial decline in the average ratio of loan to purchase price and in the average mortgage term, which resulted in sizable increases in the initial equity and monthly payments. These changes reflected only in part the more stringent credit regulations imposed at the end of July 1955.[2]

Nationwide surveys of single-family houses started early in 1955 and 1956 also revealed the general trend toward higher price houses with more quality features.[3] The median selling price of all the new houses begun in the first quarter of 1956 was $14,500--6 percent above the median in the previous year. Prices rose in all regions of the country. The 1956 houses were more spacious than in 1955, half had more than one bathroom, and the majority had garage or carport facilities.

Despite growing limitations on the potential size of the new housing market, imposed by more stringent credit conditions, demand continued strong in 1956. It was bolstered, in part, by rising incomes; a steadily increasing and highly mobile population; and widespread withdrawal of dwelling units from the housing inventory, due in large measure to rehabilitation of urban centers and expanding highway programs. Among specific indicators pointing to the strength of the housing market was the relatively low level of vacancy rates and rising rents, especially in the larger urban places. Vacancies of houses available for sale held throughout the year at about 0.5 percent of the inventory, the same as in 1950 when the housing shortage was still acute. Although rental vacancies increased somewhat over the year (from 1.8 to 2.2 percent of all dwelling units), the rate for rental units remained higher outside than within metropolitan areas, where most of the postwar homebuilding has taken place.

Public housing continued to account for only a small fraction of the 1956 total (about 2 percent), but more publicly owned dwelling units were put under construction last year than in either of the 2 preceding years--23,000, compared with about 19,000 in both 1954 and 1955. The increase was chiefly in federally owned housing at military bases on projects popularly referred to as Capehart housing (authorized in the Housing Amendments of 1955).

Location of the New Housing

In general, the geographic distribution of new housing remained about the same in 1956 as in the previous 2 years. The South accounted for about 30 percent of all the new nonfarm housing starts last year; the North Central, 27 percent; the West, 23 percent; and the Northeast, 20 percent.

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[2] The minimum downpayment on VA-guaranteed mortgages was raised from nothing to 2 percent, and the maximum amortization period was shortened from 30 to 25 years. Loans for which commitments had already been made were not affected, however, so that in 1956 a large proportion of loans were closed under the previously more liberal credit terms.

[3] Based on sample surveys of the characteristics of private housing started in the first quarter of 1955 and 1956, by the Bureau of Labor Statistics, U. S. Department of Labor. More details from these studies will be presented in an article in a forthcoming issue of Construction Review.

However, some important shifts were evident within the geographic regions. For example, almost all of the decrease from 1955 occurred in metropolitan areas, reflecting the sharp drop in the number of units started under FHA and VA programs, which tend to be concentrated in metropolitan suburbs. There were wide variations among metropolitan areas in the rate of change in housing activity between 1955 and 1956. For example, by the end of the third quarter, housing activity had declined 30 percent or more, compared with the same 1955 period, in Denver, Memphis, Rochester (N.Y.), San Francisco, and Seattle. On the other hand, housing activity remained at about the 1955 high level in Miami, and showed a 7-percent increase in San Diego.

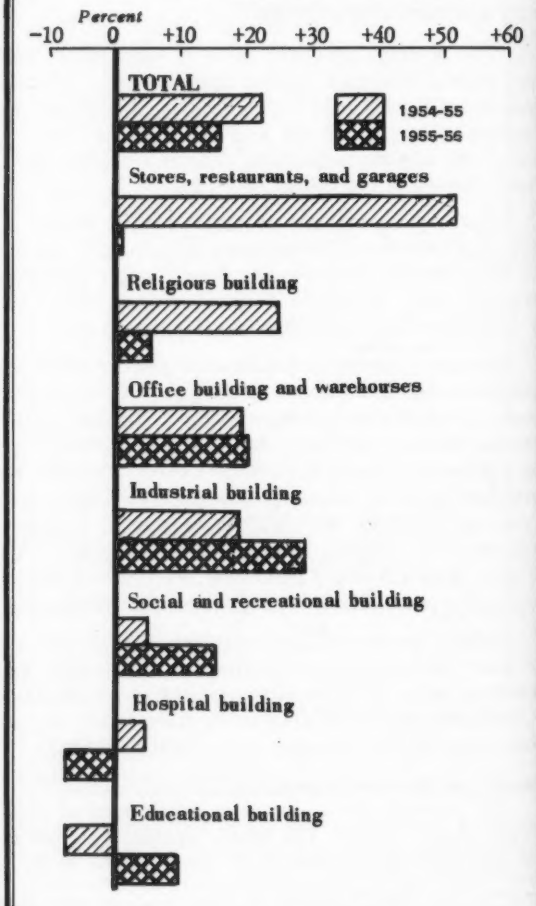
Nonresidential Building

The major upswing in construction expenditures for new private industrial and commercial buildings, which began in the latter part of 1954, continued through 1956, so that the record outlays last year for each of these types of buildings were about 50 percent greater than in 1954. However, the rate of expansion in 1956 was relatively more rapid on industrial than on commercial building. The dollar value of industrial construction rose more than 25 percent last year to more than $3 billion, compared with an 18-percent increase the year before. Commercial building, which reached the $3-billion mark in 1955 after a 38-percent increase, rose only 8 percent in 1956. This reflected a leveling off in outlays for store building, whereas expansion of office and warehouse space continued unabated (chart 3).

Chart 3

Expenditures for Selected Types of New Private Nonresidential Construction

RATE OF CHANGE, 1954-55 AND 1955-56



Source: Departments of Commerce and Labor.

The basic factors underlying the sharp advance in industrial building during the past year have been present for some time. Among these are the sustained strong demand for virtually all types of products; the need for modernizing and expanding plant facilities to achieve greater efficiency and higher output to meet the demand; the trend toward product diversification, reflecting the aim of many businesses to broaden their markets; high earnings; and technological improvements.

Both durable- and nondurable-goods manufacturing industries shared almost equally in the industrial expansion of last year. Construction among the durable goods industries was dominated largely by plants producing steel, machinery, and automotive equipment. Firms in chemical and petroleum production accounted for most of the increase in plant expansion among the nondurable-goods industries.[4] Part of the plant expansion in nondurable goods manufacture has been influenced by the increasing use of plastics and synthetic fibers.

Seasonally adjusted, expenditures for industrial building declined during the latter third of the year. This reflected a decline in contract awards which began early in the spring, and undoubtedly partly resulted from the rising cost of credit.

[4] Business Investment Plans, First Quarter 1957. (*In* Survey of Current Business, December 1956, p. 3.)

Although the dollar value of stores, restaurants, and garages put in place in 1956 continued at the record levels of the previous year, the physical volume of structures actually built in 1956 (dollar value adjusted for price changes) edged off slightly. This reflected, in part, completion of a number of large regional shopping centers during 1956, together with declining contract awards during the latter part of the year. The large amount of work under way in 1956, however, included the construction of a substantial volume of retail and service trade facilities to meet the needs of suburban residential developments, as well as of travelers along rights-of-way and interchanges of the expanding highway systems. In addition, it represented extensive modernization of stores as well as construction of new parking garages in the central business districts, to help compete more successfully with suburban facilities.

The 20-percent rise in outlays for new office buildings and warehouses in 1956 was influenced by continuing shortages of office and storage space, resulting both from a greater volume of business and increased dispersal of business establishments.

Most other types of private nonresidential building, such as churches, private schools, and social and recreational facilities, expanded in 1956. Hospital building declined, however.

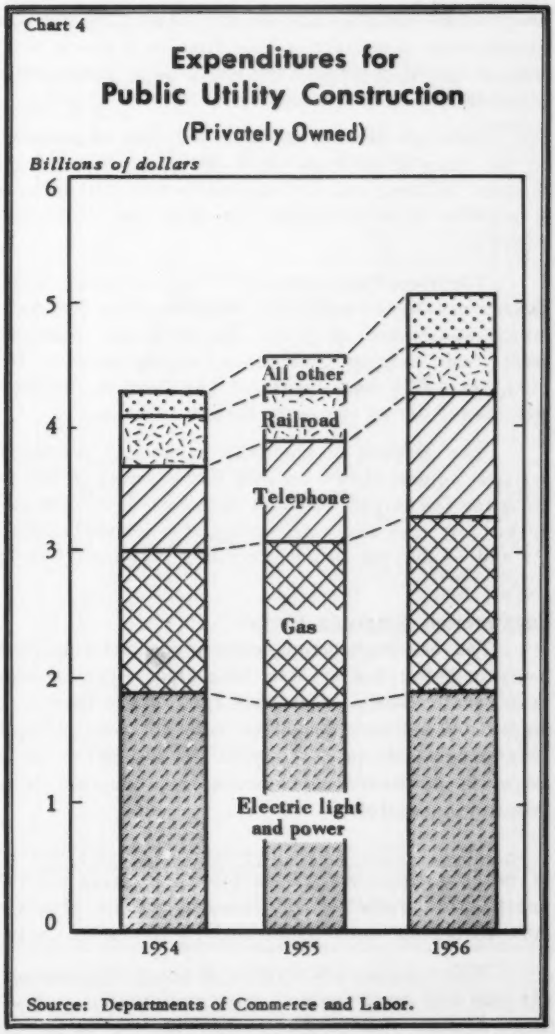
Public Utilities

Expenditures for public utility construction in 1956 rose by about half a billion dollars to a new record total of more than $5 billion. All major utilities--electric, gas, railroads, telephone, and petroleum pipe lines--shared in the 10-percent increase over 1955 (chart 4). The largest percentage gain was achieved by the telephone industry in which outlays for new construction rose by one-fifth. A peak of almost $1 billion (about equal to the expenditures in the decade of the 1930's) resulted from continued strong demand for increased telephone service and the need for a more flexible, automatic, and efficient communications network.

The $1.9 billion expended by the electric light and power industry continued to represent more than one-third of total public utility outlays for new construction. This industry's new construction programs have remained relatively stable in the past 4 years, at peak or near peak levels. This sustained large volume of building activity has been taking place because of tremendous increases in power consumption by industrial users (including atomic energy facilities) and the additional residential power demands of modern electrical appliances, such as air conditioners, television, dryers, freezers, and similar equipment.

The gas industry's record expenditures of $1.4 billion in 1956 reflected continued expansion of natural gas facilities in response to the increasing demand for gas for heating and industrial fuel purposes.

Chart 4



Source: Departments of Commerce and Labor.

Railroad construction last year rose almost to the peak levels of the postwar period achieved in 1952-53. This industry's expenditures of more than $400 million was encouraged by 1955 earnings

which exceeded those of every year since 1943. A record expenditure of $350 million by the petroleum pipeline industry represented work on the construction of more than 5,000 miles of pipeline for crude oil and petroleum products.

Public Construction

Government outlays for new construction increased last year at both the Federal and the State and local levels. Construction expenditures by State and local governments rose by a tenth from 1955 to 1956, with all types of work except hospital building sharing in the increase. In both years, nonfederal governmental expenditures accounted for nearly three-fourths of all public outlays for new construction.

The Federal Government spent 3 percent more for new construction in 1956 than a year earlier, but the entire increase was for grants-in-aid on State and local projects. Activity on federally owned projects continued the decline that set in after the defense buildup of the 1949-52 period, but 1956 expenditures on these projects were only slightly below 1955. Increases on military facilities and conservation and development work between 1955 and 1956 failed to offset the decrease in construction of currently programmed installations for the Atomic Energy Commission. The 1956 upturn in conservation and development construction, the first in 4 years, was due chiefly to gains on the channel development work of the St. Lawrence Seaway, and on numerous small- and medium-size navigation and flood control projects under construction by the Army Engineers.

Although Federal grants-in-aid rose 16 percent last year, the proportion of Federal funds included in the types of projects which are given Federal aid under prevailing statutes--principally school and hospital building and highway work--was still relatively low. In 1956, Federal grants constituted about 4 percent of total outlays for State and local schools, 5 percent for hospitals, and 15 percent for highways.

The 13-percent increase in highway construction to a record $5.1 billion reflected only to a minor degree operations under the comprehensive Federal-Aid Highway and Highway Revenue Acts of 1956, which was passed in June. The 1956 rise resulted principally from expansion in State highway work, under both State and Federal-aid appropriations. It reflected also peak activity on toll road construction, for which most contracts had been let before 1956. New contract awards for toll facilities fell off sharply during the latter half of 1956.

The process of gradually expanding community facilities to meet the requirements of the huge postwar volume of new housing and commercial and industrial development continued in 1956. A sizable increase (18 percent) brought construction of sewage disposal and water supply facilities to new record levels. At peak also were outlays for school building, but the rate of gain dropped sharply in 1956, from 25 and 14 percent in the preceding 2 years (1953-54 and 1954-55, respectively), to 4 percent between 1955 and 1956.

Construction Materials Output

The output of major construction materials kept pace with the large volume of construction activity in 1956. For the first time since 1950, construction materials, with the exception of steel, were in adequate supply. Spot shortages of Portland cement did occur during the first half of the year, but production capacity expanded substantially during the second half, so that more adequate supplies became available in most areas. By the end of the year, producers of many key materials were making moderate downward adjustments in production schedules in response to the decline in residential construction activity.

During 1956, cement production capacity increased from 311 to 355 million barrels by the building of new facilities and expansion at existing plants. Additional cement plant expansion still under construction dispelled any fears of general shortages in the next few years, even in the light of the most optimistic construction activity forecasts, including the new highway program.

With construction activity in heavy engineering projects at unprecedented levels, the 1956 demand for iron and steel products put considerable pressure on output. The pressure was intensified by the loss of more than a month of production during the summer work stoppage, which brought the steel industry to a virtual standstill. Despite this major setback, the 1956 output of iron and steel products may have established a new record. For the first 9 months, shipments of such products used principally in construction were 5 percent above the previous high of 1955.

On the basis of data for the first 9 months, the 1956 output of other major construction materials pointed to levels somewhat lower than or equal to those of 1955. Asphalt products, plumbing fixtures, heating and plumbing equipment, and lumber and wood products were down from 3 to 6 percent; the millwork products group was down 12 percent. Output of gypsum products; clay construction products; and paint, varnish, and lacquer increased as much as 7 percent during the first half of the year, but downturns in the third quarter indicate that 1956 totals will not be significantly different from those of 1955.

Costs

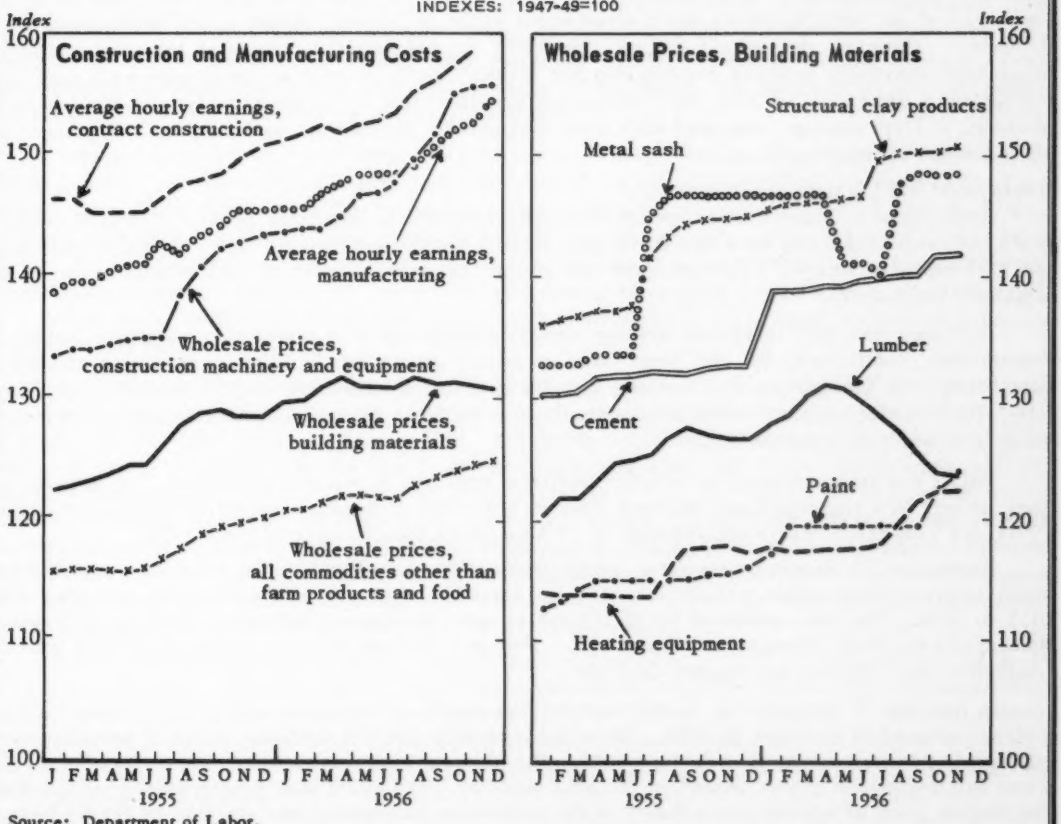
The rise in construction costs in 1956--an average of about 5 percent on virtually all types of work--was the sharpest in 5 years. Costs rose steadily until the fall, when they tended to stabilize. By the end of the year, most construction cost indexes were one-third higher than the 1947-49 average.

All components of construction cost increased last year, but at somewhat varying rates (chart 5). Labor costs, as measured roughly by hourly earnings on contract construction, rose nearly 5 percent

Chart 5

Selected Cost Components in Construction and Manufacturing

INDEXES: 1947-49=100



Source: Department of Labor.

on the average, but the increase tended to widen toward the end of the year. The overall index of the wholesale prices of building materials rose an average of about 4 percent from 1955, matching the price rise for all industrial commodities.[5] However, during the first half of 1956, before the downtrend

[5] All commodities other than farm products and foods.

in lumber prices had gathered substantial momentum, building materials prices averaged 6 percent higher than for the same period of 1955. By December, after prices for lumber and softwood plywood had declined almost continuously since the spring, the building materials price index was only 2 percent above the level of the previous December. The prices of all building materials other than lumber and plywood increased during 1956, and averaged, in most cases, from 4 to 8 percent higher than in 1955. Price gains were sharpest over the year for structural shapes, Portland cement, and paint.

In the case of lumber items, price trends varied. The grades of lumber important in homebuilding declined much more sharply than did grades used in other types of construction. Consequently, although prices for Southern pine edged off a little from their peak in March, they averaged about 2 percent higher in 1956 than in 1955. In contrast, Douglas fir prices fell 8 percent over the year. The even sharper drop in softwood plywood prices (about 15 percent) resulted from especially keen competition, as many new plants entered this industry during the year and production reached unprecedented levels.

Significant advances took place in other components of construction cost. A general freight-rate increase occurred in March,[6] so that rail transportation costs averaged significantly higher than the year before. The prices of construction machinery and equipment rose 8 percent, a little more than the average for all machinery and equipment, and about double the advance for industrial commodities as a group. The greater part of the price rise for construction machinery and equipment occurred in the latter half of the year, following wage adjustments in the basic steel industry, and subsequent price increases. However, the upward pressure on prices for construction equipment reflected continued substantial expansion in heavy construction and highway work, as well as rising prices for materials components. By the end of 1956, the construction machinery and equipment price index was 56 percent above its 1947-49 average, compared with about a 45-percent gain for all machinery, and 25 percent for all industrial commodities.[7]

Employment and Earnings

Employment by construction contractors expanded in 1956 to an alltime peak of 3,353,000 workers in August, and for the year as a whole averaged about 3,000,000 per month--roughly 9 percent more than the 1955 monthly average.[8] This increase was one of the largest on record, and reflected gains in all regions of the country.

Increases from 1955 to 1956 in average monthly employment were reported by all major classes of construction contractors, but the gains were relatively greater on building construction and heavy engineering than on highway work. Along with the rise in the number of workers on contractors' payrolls, the ratio of contract construction employment to total nonagricultural employment increased slightly to nearly 6 percent in 1956.

Only a few States showed any sizable decline in employment over the year (about 7 to 10 percent). They include New Hampshire and Missouri (both of which had enjoyed a substantial employment rise in 1955), and Tennessee, where construction on TVA facilities dropped sharply since 1954.

Among the 25 largest metropolitan areas (those with more than 500,000 population in 1950) for which contract construction employment data are available, many showed substantial advances from 1955 to 1956. The rise amounted to 10 percent or more in Boston, Baltimore, Chicago, Milwaukee, Minneapolis-St. Paul, Atlanta, and Pittsburgh. The only declines of note (about 6 percent) were in Louisville, New Orleans, and Kansas City (Mo.).

In response to the need for skilled workers, the number of registered apprentices in the building trades continued to increase in 1956. By midyear, nearly 104,000 building trades apprentices were registered, 11 percent more than in June 1955. The sharpest rise was in the trowel trades, but all the major building trades groups shared in the gain over the year, which was geographically widespread. The largest group of apprentices--a fourth of the total--were carpenters, who are also by far the largest occupational group among the skilled building trades. In 1956, building trades apprentices accounted

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[6] The freight-rate increase in December had no effect on costs in 1956.

[7] For historical trends in the prices of construction machinery, see Prices of Construction Machinery and Equipment, 1947-56. *(In* Construction Review, July 1956, pp. 4-6.)

[8] See Noncomparability of Statistics on Contract Construction Employment and the Value of New Construction Put in Place. *(In* Construction Review, March 1955, pp. 7-9.)

for about 58 percent of the registered apprentices in all occupations--a slightly higher ratio than in recent previous years.

The pattern of unemployment in construction during 1956 reflected the generally favorable employment climate in the industry, when due account is taken of its normal seasonal character. Although the rate of insured unemployment [9] in contract construction was relatively high during the winter--about 15 percent, compared with 4 percent in manufacturing--the rate declined to less than 3 percent during August and September, compared with almost 4 percent in manufacturing.[10] The average duration of unemployment (number of weeks) for construction workers ranged from a low of 6.0 weeks in October, the latest month for which data are available, to 9.7 weeks in early spring. In comparison, the average duration of unemployment in manufacturing ranged from 7.3 to 8.3 weeks, and in wholesale and retail trade, from 7.5 to 9.2 weeks. Unemployment rates were higher on general building construction than on highway and heavy work and in the special trades.

Average weekly earnings of contract construction workers, for the year, passed the $100 mark in 1956 for the first time, with an average of about $101--$5 more than the previous record of 1955. This represented about twice the rate of increase that occurred between 1954 and 1955, and a somewhat larger rise than in industry generally. The increase in weekly pay represented a 4-percent gain in real spendable earnings, allowing for Federal income and social security taxes, and price increases. The only individual industries showing average weekly earnings comparable with those in construction during 1956 were bituminous coal mining, crude petroleum and natural gas production, and, among the manufacturing industries, petroleum and coal products. The average for all manufacturing industries was more than $20 below the contract construction figure.

Virtually no change occurred over the year in the average workweek on contract construction, which includes maintenance and repair contracts as well as new construction. In no branch of the industry was there a drop--in either the building or nonbuilding groups--despite the decline in new residential building activity. Some branches, including special trades contracting and heavy engineering and highway construction showed a slight rise in average hours. On the other hand, the workweek edged off over the year in most industries other than construction, reflecting primarily a decrease in overtime work, which was widely prevalent during the relatively steep climb in general economic activity during 1955.

The continuing firmness of the construction workweek plus more widespread and somewhat larger advances in wage rates this past year contributed to the sharper rise in weekly earnings in 1956 than in 1955. As measured by union wage scales for 7 major trades in 100 cities, wage rates rose by an average of about 11 cents during the first 9 months of 1956 compared with 9 cents during the same 1955 period. Furthermore, adjustments were much more prevalent this year among the trades and cities covered, and the advances by and large were greater. For example, about 4 out of 5 of the rate changes in 1956, compared with about 2 out of 3 in 1955 amounted to at least 10 cents an hour, and the differential was even greater between the 2 years in the proportion of wage-scale advances amounting to at least 15 cents an hour. Reflecting primarily the rise in wage rates, average hourly earnings on contract construction rose 10 cents over the year, to about $2.70 in 1956.

The trend toward increasing supplementary benefits continued in 1956 in construction, as it did in industry generally. The proportion of organized construction workers[11] covered by union-negotiated health and welfare plans rose slightly over the year (July 1, 1955 to July 1, 1956) to about 65 percent. The proportion included in union-negotiated pension funds increased from almost 17 percent to about 21 percent. Some new vacation funds also were established. Employer contributions to the insurance funds ranged from 5 to more than 20 cents a man-hour, but they were, in most cases, in the range of 7.5

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[9] The number of workers reporting completion of at least 1 full week of unemployment under unemployment compensation programs, as a percentage of average monthly covered employment in the same industry.

[10] These data are from a monthly report of the Department of Labor, Characteristics of the Insured Unemployed, which began with statistics for January 1956.

[11] In cities of 100,000 or more population.

to 10 cents. Employer pension-fund contributions (primarily concentrated in contracts covering electricians) were generally about 1 percent of the basic hourly wage scale.

As in 1955, a substantial number of the major agreements concluded in 1956 specified further scale increases to go into effect in later years. Records still incomplete for 1956 show that major contracts affecting over 350,000 construction workers, or more than 10 percent of all contract construction employment, specify wage increases for 1957. More than 100,000 workers were covered by increases to become effective in 1958. Almost a third of the 350,000 workers with deferred increases will get a 10-cent raise in 1957, and an additional third will get more than 10 cents (mainly 15 or 16-1/2 cents an hour). The projected 1958 increases range from 10 to 15 cents.

According to very preliminary indications, the number of work stoppages in the construction trades declined again in 1956, along with a decline in industry generally. This would mark the third successive year of decrease in construction strikes since the 1953 peak. Three major work stoppages (each involving 10,000 workers or more) occurred in construction last year, compared with 2 in 1955 and 7 in 1954. All three were disputes over wage increases. The largest of these covered approximately 30,000 workers, members of 16 building trade unions, who were idled in the northeastern Ohio area for about a month in the spring.

Housing Trends in New York City, 1946-55

LAWRENCE J. KAPLAN AND EDWARD SCHWARTZMAN*

Residential construction in New York City in the postwar decade, 1946-55, accentuated the trend toward apartment living which has long characterized housing arrangements in the Nation's largest city. More than 85 percent of the 283,000 dwelling units placed under construction in New York in this period were in apartment buildings or 2-family houses. The predominance of this rental-type housing in New York City was in sharp contrast with postwar residential building in the country as a whole where 85 percent of the new units were 1-family houses. Almost a third of the city's new apartments were in public housing projects. New York City accounted for 12 percent of all privately owned units in multifamily structures and 25 percent of the public housing units, but less than half of 1 percent of the 1-family houses started in the United States during 1946-55. The city's share of the national total of 10,744,000 nonfarm dwelling units of all types begun in this 10-year period was about 2-1/2 percent.

Of the five boroughs comprising New York City, Queens, with large acreage for development, had the greatest residential growth during the 1946-55 decade. More than 40 percent of New York City's new housing--including most of the 1-family houses--was in Queens. The boroughs of Manhattan and Brooklyn, in which replacement of substandard housing is the major problem, had almost two-thirds of the new public housing. These three boroughs, and the Bronx, which had a preponderance of multifamily construction, differ markedly from the less thickly settled borough of Richmond where there has been relatively little residential building.

New York City's postwar housing problem--shared by other relatively mature, densely populated eastern seaboard cities--is to provide adequate shelter on a limited land base for a large population with a wide range of incomes. The dimensions of the problem stimulated passage of a series of New York State laws under which a variety of organizations have undertaken large multifamily housing projects in New York City, with emphasis in recent years on housing for middle-income families. Housing cooperatives, life insurance companies, limited dividend corporations, and labor unions are among the private bodies engaging in such activity. Also, the municipal government has undertaken extensive projects under the Federal urban renewal program to clear and rehabilitate slums and blighted areas.

COMPARISON OF NEW YORK WITH OTHER LARGE CITIES

New York City's 10-year rate of residential construction in the 1946-55 decade was 36 dwelling units per 1,000 of 1950 population--about half the national rate of 71 per 1,000 (table 1). Comparable rates for 3 other large eastern seaboard cities were 19 for Boston, 54 for Baltimore, and 32 for Philadelphia--all substantially below the national average. In contrast, Los Angeles' rate was 133.

In the decade of the 1920's when New York City's population growth paralleled that of the country as a whole, about 3 times as many new dwelling units were started as in the 10 years ending with 1955. Since 1940, the rate of population increase in the city has been much less than the national rate, reflecting in part the exodus to suburban communities in the New York metropolitan area. Because of its comparatively small population gain, the number of new dwelling units started between 1946 and 1955 per 1,000 of 1940-50 population increase in New York City--648--was higher than the national rate of 565 as well as the rates for the 4 other large cities shown in table 1, including Los Angeles.

This suggests that New York City--which is the most densely populated city in the country, with more than 25,000 inhabitants per square mile in 1950 [1]--compares favorably with similar large, mature cities in its efforts to upgrade its housing stock by replacing substandard units. Nevertheless, a tremendous backlog of substandard housing remains in New York City. No less than a quarter million of its apartments were physically substandard in 1950 (i.e., were dilapidated or lacked running water or

* Of the New York Regional Office, Bureau of Labor Statistics, U. S. Department of Labor.

[1] As of January 1, 1955, the population of New York City, which contains 315 square miles of land surface, was 8,050,000 according to estimates made by the New York City Department of City Planning. (See its Bulletin, March 1, 1955.) This was an increase of approximately 160,000 over the 1950 Census enumeration of 7,891,957 persons.

private toilet or bathing facilities, according to the U. S. Census of Housing). Some 52,000 Old Law tenements (built prior to the Tenement House Law of 1901) housed over 400,000 families in 1955.[2]

Except in Richmond, comparatively little vacant land remains in the city, and practically none in large tracts suitable for mass development. Because of the demolition of substandard units to obtain sites for much of the new residential construction in New York City, over the 1946-55 decade the net increase in the city's housing inventory was about 3 percent less than the 283,000 dwelling units started.[3]

TABLE 1.—DWELLING UNITS STARTED[1] IN RELATION TO POPULATION, TENURE, AND POPULATION DENSITY, NEW YORK CITY AND SELECTED CITIES, 1946-55

City	Number of dwelling units started, 1946-55	Number of dwelling units started per 1,000		Owner occupied as percent of all occupied dwelling units, 1950[2]	Population per square mile of land area 1950[3]
		1950 Population	1940-50 Increase in population		
UNITED STATES, total nonfarm	**10,743,600**	**71.3**	**564.6**	**53.4**	--
New York City	[4]283,120	35.8	647.9	19.1	25,046
Borough of: Bronx	42,320	29.2	748.2	9.8	33,751
Brooklyn	58,090	21.2	1,456.2	21.8	36,029
Manhattan	59,720	30.4	848.4	2.2	89,096
Queens	117,270	75.5	462.6	42.2	13,724
Richmond	5,720	29.9	334.8	52.6	3,193
Boston	15,300	19.1	499.5	24.9	16,767
Baltimore	51,200	53.9	565.1	51.7	12,067
Los Angeles	261,400	132.7	560.9	45.8	4,370
Philadelphia	67,200	32.4	479.1	56.1	16,286

[1] Figures for the United States and New York City represent units actually started; those for Baltimore, Los Angeles, and Philadelphia, building permits issued. Boston figures are based on applications filed rather than permits issued.

[2] United States Census of Housing, 1950.

[3] United States Census of Population, 1950.

[4] Excludes almost 9,000 Veterans Administration temporary re-use dwelling units erected in New York City in 1946 and 1947.

In postwar residential building, New York City has relied on public housing and privately financed apartments to a greater degree than have other large cities compared in table 2. The proportion of all new units in public housing projects was several times as high in New York City--28 percent--as in any of the other cities shown except Boston, where the volume of all types of new housing was small. Among the privately financed units in New York, apartments outnumbered single-family houses by more than 4 to 1, whereas in the other large cities single-family houses predominated.

The concentration of apartments in New York City--both publicly and privately owned--has resulted in a much smaller fraction of owner-occupied homes (19 percent in 1950) there than in any other large city. Because of the dependence of a major segment of the city's population on rental-type housing and the relatively low volume of such construction in recent years, rent controls were continued in New York City by the 1955 State Rent Act.[4]

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[2] New York City Housing Authority, Twenty-Second Annual Report, 1955 (May 9, 1956), p. 8.

[3] As of December 31, 1945, the inventory of dwelling units in New York City was estimated at 2,285,000. This estimate was computed from the 1940 Census of Housing as adjusted by the City Planning Commission for completions, conversions, and demolitions. The inventory of dwelling units as of December 31, 1955, was estimated at 2,559,100, a net increase since 1945 of 274,100 units. (See City Planning Commission, Tenant Relocation Report, January 20, 1954, pp. 56-57; and Newsletter, September 1, 1956, p. 1.)

[4] State of New York, Temporary State Housing Rent Commission, Report on Rent Control 1955 (pp. 13 and 21).

Early in 1956 all other major cities except Philadelphia had abandoned the rent controls imposed during World War II when acute housing shortages were prevalent throughout the country.

COMPARISON OF FIVE BOROUGHS OF NEW YORK CITY

The smallest in area, but the most densely populated of New York City's five boroughs is the long, narrow island of Manhattan, the city's nucleus and business center. In the postwar decade, 1946-55, Manhattan accounted for 59,720 new dwelling units, or more than a fifth of the total started in New York City. Despite this large volume of residential construction--exclusively of the multifamily type--Manhattan's net increase in dwelling units has been relatively small because of several factors. These include extensive construction of office-building skyscrapers in the midtown area which have displaced housing accommodations, as well as the clearance of a substantial number of sites which are being developed for private and public housing. Almost a third of the public housing units started in New York City in the 1946-55 period were in Manhattan, where there are also a number of urban renewal projects in various stages of planning and development. In the 5 years since the 1950 Census, Manhattan's population has declined by some 50,000 persons. This net loss represents a considerably larger turnover in population, with thousands of families moving to suburban areas at the same time that substantial in-migration has taken place, particularly of Puerto Ricans.

Brooklyn, the second largest borough in land area and the most populous, is similar to Manhattan in many aspects of its recent population and residential developments. Like Manhattan, Brooklyn is losing population, probably to the less densely settled borough of Queens, as well as to Nassau and Suffolk Counties on Long Island, outside the city's boundaries. Brooklyn had about the same number of new dwellings in the 1946-55 decade as Manhattan--58,090 units--of which 44 percent were in public housing projects. Although Brooklyn ranks next to Manhattan in population density, it has tended to have more homeowners, with almost 22 percent of its total dwelling units owner occupied in 1950, compared with 2 percent in Manhattan. In the 10 years ending with 1955, however, only about 5 percent of Brooklyn's new residential building consisted of single-family houses.

The Bronx, which is the third most densely populated of the boroughs, is characterized by a preponderance of multifamily structures with less than 10 percent of its total housing supply owner occupied in 1950. Its postwar increment of new housing continued this pattern. Almost 90 percent of the 42,320 residential units started from 1946 through 1955 were in multifamily structures. The new apartments in the Bronx were distributed about equally between private and public housing projects.

Queens, which adjoins Brooklyn on Long Island, has not reached its saturation point either in population or housing development and its residential pattern is very different from that of the three boroughs just discussed. The population of Queens increased by about a third between 1940 and 1955, and 117,270 new dwelling units, or approximately two-fifths of all the new housing in New York City in the postwar decade, were concentrated there. Home ownership was also more prevalent in Queens than in any of the boroughs except Richmond, with about 2 out of 5 units owner occupied in 1950. Less than a fourth of the units started in the 1946-55 decade were single-family houses, however. The greater part of the new housing in Queens was in privately owned apartment developments with only a small fraction in public housing projects. With 18 percent of New York City's vacant land located in Queens,[5] it has greater potentialities for continued residential growth than the more thickly settled boroughs.

[5] New York State, Commerce Review, April 1955, Vol. 9, No. 4 (p. 1).

But it is also important in the housing picture as the gateway to suburban Nassau and Suffolk Counties, a transitional area to homeownership. Renters who enjoy semisuburban living in a garden-type apartment project in Queens soon begin to think of homeownership in Nassau or Suffolk Counties.

TABLE 2.—DWELLING UNITS STARTED [1] IN NEW YORK CITY AND SELECTED CITIES, BY OWNERSHIP AND TYPE OF STRUCTURE, 1946-55

City	All units	Privately owned--		Publicly owned units
		1-family houses	Units in 2-or-more family structures	
	Number of dwelling units started, 1946-55			
UNITED STATES, total nonfarm	**10,743,600**	**9,067,900**	**1,362,800**	**312,900**
New York City	[2]283,120	40,180	163,640	[3]79,300
Borough of: Bronx	42,320	5,360	19,530	17,410
Brooklyn	58,090	3,210	29,320	25,560
Manhattan	59,720	0	34,700	25,020
Queens	117,270	28,730	79,270	9,290
Richmond	5,720	2,880	820	2,020
Boston	15,300	3,400	2,300	9,600
Baltimore	51,200	40,500	8,100	2,600
Los Angeles	261,400	163,500	89,600	8,300
Philadelphia	67,200	50,600	10,900	5,700
	City totals as percent of U. S. nonfarm totals			
New York City	2.6	0.4	12.0	25.4
Borough of: Bronx	.4	(4)	1.4	5.6
Brooklyn	.5	(4)	2.2	8.2
Manhattan	.6	0	2.5	8.0
Queens	1.1	.3	5.8	3.0
Richmond	(4)	(4)	(4)	.6
Boston	.1	(4)	.2	3.1
Baltimore	.5	.4	.6	.8
Los Angeles	2.4	1.8	6.6	2.6
Philadelphia	.6	.6	.8	1.8
	Percent distribution, by ownership and type of structure			
UNITED STATES, total nonfarm	**100.0**	**84.4**	**12.7**	**2.9**
New York City	100.0	14.2	57.8	28.0
Borough of: Bronx	100.0	12.7	46.2	41.1
Brooklyn	100.0	5.5	50.5	44.0
Manhattan	100.0	0	58.1	41.9
Queens	100.0	24.5	67.6	7.9
Richmond	100.0	50.4	14.3	35.3
Boston	100.0	22.2	15.0	62.8
Baltimore	100.0	79.1	15.8	5.1
Los Angeles	100.0	62.5	34.3	3.2
Philadelphia	100.0	75.3	16.2	8.5

[1] Figures for the United States and New York City represent units actually started; those for Baltimore, Los Angeles, and Philadelphia, building permits issued. Boston figures are based on applications filed rather than permits issued.

[2] Excludes almost 9,000 Veterans Administration temporary re-use dwelling units erected in New York City in 1946 and 1947.

[3] All in multifamily structures.

[4] Less than one-tenth of 1 percent.

The remaining and least populous borough is the island in New York Bay called either Richmond or Staten Island and popularly referred to as New York City's last frontier. In sharp contrast to the rest of the city, Richmond is predominantly an area of owner-occupied homes. Of the relatively small number of units started in the postwar decade (5,720, or 2 percent of the city's total), more than half were 1-family houses. The majority of its apartments were in public housing projects. The potential

industrial and residential development of Staten Island is dependent upon the completion of the proposed Narrows Bridge, linking Staten Island with Brooklyn.

HOUSING PROGRAMS

Postwar governmental aids to facilitate homeownership, which have stimulated extensive single-family developments throughout the country, have had limited applicability in New York City proper because of land scarcity and the accompanying high land values. Indirectly, such programs have lessened the pressures on the city's housing supply, since a considerable amount of older housing has been made available as a result of the large-scale movement of families--predominantly in the middle-income group--out of New York to housing developments in the surrounding suburbs of the New York Metropolitan Area. In their places have come growing numbers of migrants, principally from the South and Puerto Rico,[6] attracted to the city by the prospect of better jobs. Language difficulties and lack of training limit the employment opportunities of many of these newcomers--at least initially--to the lower paid service jobs, thereby intensifying the need for low-rent housing.

In addition to expensive sites, the high density apartments characteristic of New York City require costly features, such as elevators and fire-resistant construction, as well as numerous managerial and service functions which the individual homeowner could perform for himself. The Mayor's Housing Committee recently concluded that new housing could not be built on a paying basis in New York City to rent for less than $30 a room per month.[7] Moreover, financing apartment construction entails large long-term capital investments.

With the great majority of families dependent on rental-type housing, and much of the old housing stock substandard or in the process of becoming so, the housing situation is one of the major problems confronting New York City. To alleviate this situation, a variety of steps have been taken by municipal, State, and Federal authorities to increase the supply of suitable apartments in New York City at rents tenants can afford to pay.

Public Housing

New York City has made extensive use of various public housing programs. More than a fourth of all publicly owned units built in the United States in the 10 years, 1946-55, were located in New York City. Of the 79,300 public units started during this period, 31 percent were built with Federal aid, 37 percent with State aid, and the remainder with city aid (table 3). All of these public housing units, which were in multifamily structures, are administered by the New York City Housing Authority, a public corporation established in 1934 to construct and supervise dwellings and to rent them at reasonable rentals.[8]

Federal Aid. The Federal-aid program, which accounted for 24,360 new apartments in New York City during the 1946-55 period, was initially authorized by the Housing Act of 1937 which provided for loans and contributions to local public housing agencies for low-rent housing and slum-clearance projects. Funds under the 1937 program had virtually run out by 1946, so that all but about 1,200 of the federally aided apartments were started between 1950 and 1955, after renewal of the program with the passage of the Housing Act of 1949.

The New York City Housing Authority calculates rentals for Federal-aid projects at about 20 percent of family income, which averaged about $2,700 for families living in these projects in 1955.[9] The average monthly rental in 1955 was $43.35 per apartment (table 4).

State Aid. An amendment to the New York State constitution in 1938 authorized a $300 million fund for loans to cities for construction of new low-rent dwellings to replace those razed in slum clearance. This fund has been increased several times to its 1955 total of $885 million. Projects started in New York City under this program between 1946 and 1955 provided 29,630 apartments.

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[6] For greater detail, see A. J. Jaffe (editor), Puerto Rican Population of New York City, Columbia University, Bureau of Applied Social Research, New York 1, N. Y. (1954).

[7] Mayor's Committee for Better Housing of the City of New York, Final Report, September 1955 (p. 6).

[8] New York City Housing Authority, Twenty-Second Annual Report, 1955 (May 9, 1956), p. 4.

[9] Ibid, p. 33. Income limits for admission to these projects, which vary according to family size, were raised $300 in 1955. New limits ranged from $3,300 for a 2-person family to $4,000 a year for a family of 7 or more.

TABLE 3.—DWELLING UNITS STARTED IN NEW YORK CITY, BY BOROUGH, OWNERSHIP, TYPE OF STRUCTURE, PUBLIC PROGRAM, AND YEAR, 1946-55

Borough, ownership, type of structure, and type of public program	Number of dwelling units started										
	Total, 1946-55	1946	1947	1948	1949	1950	1951	1952	1953	1954	1955
NEW YORK CITY, total [1]	**283,120**	**28,950**	**18,090**	**25,810**	**44,130**	**39,230**	**24,750**	**22,540**	**22,200**	**27,150**	**30,270**
Privately owned	203,820	22,760	13,310	18,360	24,470	32,660	17,750	15,830	15,450	20,620	22,610
1-family houses	40,180	4,820	3,320	4,430	4,060	5,850	2,920	4,150	3,480	3,010	4,140
Units in 2-or-more family structures	163,640	17,940	9,990	13,930	20,410	16,810	14,830	11,680	11,970	17,610	18,470
Publicly owned [2]	79,300	6,190	4,780	7,450	19,660	6,570	7,000	6,710	6,750	6,530	7,660
Federally aided low rent	24,360	880	310	0	0	2,170	5,560	4,980	3,790	2,880	3,790
State aided low rent	29,630	4,280	4,320	2,800	5,280	2,610	1,160	1,730	2,960	1,510	2,980
City aided [3]	25,310	1,040	150	4,650	14,380	1,790	280	0	0	2,130	890
Bronx, total	**42,320**	**890**	**910**	**4,750**	**9,510**	**3,690**	**6,600**	**5,240**	**4,230**	**3,110**	**3,390**
Privately owned	24,900	890	910	2,930	2,460	3,050	2,060	3,520	3,280	3,000	2,800
1-family houses	5,360	240	240	430	540	590	370	440	570	800	1,140
Units in 2-or-more family structures	19,530	650	670	2,500	1,920	2,460	1,690	3,080	2,710	2,190	1,660
Publicly owned [2]	17,410	0	0	1,820	7,050	640	4,540	1,720	950	110	580
Federally aided low rent	5,430	0	0	0	0	140	4,540	750	0	0	0
State aided low rent	6,680	0	0	0	3,570	500	0	970	950	110	580
City aided [3]	5,300	0	0	1,820	3,480	0	0	0	0	0	0
Brooklyn, total	**58,090**	**4,430**	**2,470**	**3,400**	**11,800**	**6,390**	**2,510**	**5,430**	**6,440**	**7,450**	**7,770**
Privately owned	32,530	2,020	1,830	1,480	5,930	4,380	1,930	3,170	3,650	3,430	4,720
1-family houses	3,210	340	270	260	180	470	190	380	260	320	540
Units in 2-or-more family structures	29,320	1,680	1,550	1,220	5,750	3,910	1,730	2,790	3,390	3,110	4,180
Publicly owned [2]	25,550	2,410	640	1,920	5,870	2,010	580	2,260	2,780	4,020	3,050
Federally aided low rent	6,270	0	0	0	0	1,590	580	2,260	1,340	490	0
State aided low rent	11,420	2,410	640	1,560	1,390	420	0	0	1,440	1,400	2,160
City aided [3]	7,860	0	0	360	4,480	0	0	0	0	2,130	890
Manhattan, total	**59,720**	**15,250**	**5,470**	**3,300**	**6,620**	**4,390**	**2,780**	**1,930**	**2,660**	**6,670**	**10,650**
Privately owned [2]	34,700	11,470	1,810	1,730	3,100	3,280	1,540	110	770	4,280	6,640
Publicly owned [2]	25,010	3,780	3,660	1,570	3,520	1,110	1,240	1,840	1,880	2,400	4,010
Federally aided low rent	10,730	880	310	0	0	440	440	1,170	1,310	2,400	3,780
State aided low rent	9,570	1,860	3,200	1,240	330	670	800	670	570	0	230
City aided [3]	4,710	1,040	150	330	3,190	0	0	0	0	0	0
Queens, total	**117,270**	**8,150**	**8,900**	**13,300**	**15,100**	**24,340**	**12,680**	**8,960**	**8,260**	**9,590**	**7,990**
Privately owned	107,990	8,150	8,420	11,940	12,520	21,530	12,040	8,680	7,140	9,590	7,980
1-family houses	28,730	4,070	2,640	3,510	3,030	4,480	2,190	3,040	2,120	1,580	2,070
Units in 2-or-more family structures	79,270	4,080	5,780	8,430	9,490	17,050	9,850	5,650	5,020	8,010	5,910
Publicly owned [2]	9,290	0	480	1,360	2,580	2,810	640	280	1,130	0	10
Federally aided low rent	1,320	0	0	0	0	0	0	180	1,130	0	10
State aided low rent	1,960	0	480	0	0	1,020	360	100	0	0	0
City aided [3]	6,010	0	0	1,360	2,580	1,790	280	0	0	0	0
Richmond, total	**5,720**	**240**	**350**	**1,050**	**1,100**	**430**	**180**	**970**	**610**	**330**	**460**
Privately owned	3,680	240	350	270	450	430	180	360	610	330	460
1-family houses	2,870	170	160	240	310	320	170	300	530	280	390
Units in 2-or-more family structures	820	70	190	30	140	110	20	60	80	50	70
Publicly owned [2] [4]	2,040	0	0	780	650	0	0	610	0	0	0
Federally aided low rent	610	0	0	0	0	0	0	610	0	0	0
City aided [3]	1,430	0	0	780	650	0	0	0	0	0	0

[1] Excludes almost 9,000 Veterans Administration temporary re-use dwelling units erected in 1946 and 1947. Details may not add to totals because of rounding. [2] All in multifamily structures. [3] All moderate rent (no cash subsidy) except in Manhattan, where 1,040 low-rent units were started in 1946, and 150 in 1947. [4] There were no State-aided units started in Richmond during the 1946-55 period.

Family income limits in State-aided projects vary according to the minimum monthly rentals necessary to cover the operating cost of each project. The maximum entrance income for a family of 4 persons or less is 6 times the rental, and for families of 5 persons or more, 7 times the rental. In 1955, the average monthly rental in State-aided projects was $42.15 per apartment.

City Aid. In 1938, New York became the first city to have a wholly municipally aided program for low-rent public housing. In the 1946-55 period, however, only about 1,200 of the more than 25,000 city-aided units started were in low-rent projects. All city-aided public housing started since 1948 was under the no-cash subsidy program, authorized in March 1948 when the postwar housing shortage was critical.[10] This program provided public housing for the first time for families with incomes too high for subsidized low-rent housing but not high enough for most new, privately financed housing. This moderate-rental program was responsible for 70 percent of all public housing started in New York City in 1948-49 and more than 30 percent of that begun in the 1946-55 period.

TABLE 4.—AVERAGE MONTHLY RENTAL IN PUBLICLY AIDED DWELLING UNITS IN NEW YORK CITY, BY PROGRAM AND YEAR, 1946-55

Year	Federally aided low rent	State aided low rent	City aided	
			Low rent	Moderate rent (no-cash subsidy)
1946	$31.75	$34.09	$35.62	--
1947	33.83	36.30	36.77	--
1948	35.54	37.44	37.99	--
1949	37.04	37.21	41.53	--
1950	36.66	37.73	41.17	$71.26
1951	36.66	38.17	42.67	71.27
1952	37.53	39.06	43.89	71.51
1953	39.49	40.07	45.30	72.58
1954	41.18	40.66	45.53	73.18
1955	43.35	42.15	46.14	73.52

Source: Special compilations prepared by the New York City Housing Authority from annual financial reports.

These city-aided projects are financed by the sale of New York City Housing Authority bonds, guaranteed by New York City. Rentals are established at levels high enough to enable operations without a subsidy, but substantially lower than those of new private construction, owing to lower financing costs, partial tax exemption, and a nonprofit organization. The average monthly rental in such projects was $73.52 in 1955. Maximum income limits for families eligible for admission currently range from $5,600 for a family of 2 to $6,900 for families of 5 or 6 persons.[11]

Housing for Older People. Small apartments suitable for aged couples have been provided in public housing projects in New York since the beginning of the New York City Housing Authority programs. A State-aided project, opened in 1943, provided the first public housing accommodations in the country for aged single persons.[12] Since 1951, the New York State Division of Housing has required that all new projects built with State funds have at least 5 percent of their apartments especially designed for the aging, to help meet the housing needs of the growing numbers of elderly persons. Special features in the 1- and 2-person apartments provided include nonslip tile floors, bathroom grab bars, bathtubs with builtin seats, additional radiation, electric ranges, and low-hanging cabinets.[13]

Privately Financed Housing

Almost three-fourths of the housing constructed in New York City in the 1946-55 decade was privately financed, and most of the private housing was in multifamily-structures (table 3). In meeting its severe postwar housing shortage, New York City benefited from both State and Federal programs aimed at stimulating private investment in apartment construction.

New York State Programs for Middle-Income Housing.[14] New York State has enacted a series of laws designed to encourage private investors to construct multifamily housing for middle-income families.

[10] New York City Housing Authority, Twentieth Annual Report, 1934-1954, February 23, 1955 (pages unnumbered).

[11] New York City Housing Authority Release, October 15, 1956.

[12] Unlike State-aided projects, admission of single persons to federally aided projects was prohibited prior to the passage of the Housing Act of 1956.

[13] New York City Housing Authority, Twenty-Second Annual Report, 1955 (p. 37).

[14] For a more complete discussion, see A Report to Governor Averell Harriman on Middle Income Housing in New York State, from Joseph P. McMurray, Commissioner of Housing, New York State Division of Housing, January 26, 1956; and Senator MacNeil Mitchell, Middle-Income Housing: The New York Program, *in* State Government, July 1956 (pp. 127-130 and 139-140).

Different combinations of long amortization, low interest rates, and tax exemption, as well as limited construction profits, limited dividends on investment, and the special savings made possible by cooperative ownership are among the ways used to achieve privately financed moderate-rental housing in New York City.

The initial legislation to encourage private builders to construct housing in the middle-rent range was the 1926 State Housing Law. This act authorized creation of State-supervised limited dividend housing corporations and provided incentives to build by a legislative grant of the power of condemnation as an aid in acquiring land and tax concessions to help reduce rents. The first of these projects, dating back to 1926-27, was the Amalgamated Housing Corp. project in the Bronx, sponsored by the Amalgamated Clothing Workers' Union. Since 1926, more than 11,000 apartments in 21 projects have been completed under the limited dividend provision--8 rental and 13 cooperative projects. New projects were not developed under this phase of the law from 1935 to 1947, when a program of cooperatively owned projects was set up.

In the postwar period, approximately 5,000 cooperatively owned apartments were started under the limited dividend housing program. The first of these was Bell Park Gardens, an 800-unit, all-veteran cooperative in Queens. Two additional veterans' cooperatives were completed in Queens in 1951. The largest proportion of units in the postwar limited dividend program was in Electchester. This 2,225-unit project, sponsored by Local No. 3 of the International Brotherhood of Electrical Workers, was financed with union pension funds. Another cooperative of 288 units, Harry Silver Apartments in Brooklyn, was built by the Amalgamated Meat Cutters Union.

To encourage nonspeculative investment in large-scale housing projects in blighted areas, the New York State Legislature enacted the Redevelopment Companies Law in 1942. This law provides for the use of the power of condemnation and local tax exemption for redevelopment projects. Two of the most widely acclaimed redevelopment projects are Stuyvesant Town and Riverton, both built by the Metropolitan Life Insurance Co. prior to 1946. Other projects more recently constructed under this law--both cooperatives--are Queensview Houses, sponsored by a nonprofit corporation, and Hillman Houses, sponsored by the Amalgamated Clothing Workers of America. The Corlears Hook apartments, sponsored by the International Ladies Garment Workers' Union with a loan largely from the union's pension fund reserves, was recently completed under this law.

In 1955, the New York State Legislature enacted the Limited Profit Housing Companies Act (Mitchell-Lama Law) to promote middle-income housing. The act provided $50 million for direct low-interest, long-term loans to privately sponsored companies to build and manage rental or cooperative properties under State supervision. The chief departure from the earlier Limited Dividend Housing Companies Law is the new law's provision for loans by either the State or a city to the housing company.

FHA Programs for Apartment Projects. About half of the new privately owned apartments in New York City in the 1946-55 decade were financed under mortgage insurance programs administered by the Federal Housing Administration.[15] More than 7 of every 10 of these new units were insured under Section 608 of the National Housing Act (as amended in 1942), for which additional sums were provided in 1946 to meet the accumulated shortage of rental housing and to give veterans some alternative to buying a house. The postwar peak in private housing starts in New York City occurred in 1949-50 when activity was greatest under the Section 608 program. Authority for accepting new construction applications under Section 608 terminated in March 1950, but a substantial number of units for which Section 608 commitments had been made in 1950 or earlier were started in New York City in 1951.

Section 608 projects were located predominantly in Queens and Brooklyn. Among the largest of these projects were Glen Oaks Village in Queens, with more than 2,900 units, and Vandeveer Estates in Brooklyn, with almost 2,500 units. Small apartments with no more than 1 bedroom predominated in these Section 608 projects, with median rentals for 1-bedroom apartments in the $91-$95 range.

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[15] The proportions of new apartments under various FHA-insured mortgage programs were based on unpublished data compiled by the Federal Housing Administration.

Since the expiration of authority under Section 608, major FHA assistance for multifamily housing has been under Section 207, the long-range FHA rental housing program, and Section 213, the FHA cooperative housing program. The volume of new rental units insured under the Section 207 program in the postwar period, in New York as elsewhere, however, has been relatively small, accounting for only about a tenth as many units as were insured under the Section 608 program in New York City in the 1946-55 period. Most of the Section 207 apartments were in the boroughs of Queens and Brooklyn.

The Section 213 cooperative housing program, authorized by the Housing Act of 1950, ranked next to the Section 608 program in terms of number of units, accounting for about a fifth of the total new apartments with FHA-assisted financing in New York City in the postwar decade. Virtually four-fifths of all management-type cooperatives[16] insured under Section 213 at the end of 1955 were located in New York City and a large share of the remainder were in suburban sections of the surrounding metropolitan area.

SLUM CLEARANCE AND URBAN RENEWAL PROGRAM

Acceleration and continuation of New York City's program of slum clearance and redevelopment were made possible by the Housing Act of 1949 which authorized the first direct Federal financial assistance to communities for clearing slums and blighted areas.[17] Legislation enabling New York City to proceed with this program was passed by New York State in 1949 and by the city in 1950.

In New York City, the Slum Clearance Committee is charged with proposing and carrying out plans to clear and prepare for redevelopment areas which are predominantly substandard. Financing of actual construction or rehabilitation of these areas will come primarily from private investment. At the end of 1955, New York City had 10 slum clearance projects actively underway with Federal assistance, including the Corlears Hook project in Manhattan in which the ILGWU built a group of apartments mentioned earlier. Preliminary plans had been approved for six other projects. The importance of the program is evident from the fact that it involves clearance of about 338 acres of slum properties, to be replaced by modern apartments, shopping facilities, schools, parks, and other community facilities. The program will represent an ultimate investment of $425 million of private and institutional funds, $100 million by the Federal Government, and $50 million by New York City.[18]

Morningside, an urban renewal project in the process of construction in the Columbia University area of Manhattan, will include almost 1,000 cooperative apartments in six elevator-type buildings. A significant feature of this cooperative is that the permanent mortgage financing is being furnished by seven Manhattan savings banks joining in a $12 million first-mortgage loan--the first such loan to a cooperative in the slum clearance program.[19]

The Lincoln Square project is designed to eliminate a 53-acre deteriorating slum area in mid-Manhattan. Revedelopment plans call for a variety of residential, civic, and commercial uses, including 4,120 dwelling units for upper middle-income families to rent for an average of $47.50 a room, Fordham University's Manhattan center and campus, a new Metropolitan Opera House, a Philharmonic-Symphony concert hall, two new public elementary schools, a parking garage, an office building, a theater center, a professional building, and a large shopping center.[20]

The achievements of the program set forth by the Slum Clearance Committee will improve and revitalize large slum areas. Besides providing better housing for low- and middle-income families, the program is seeking to redesign New York City--particularly the slum areas of Manhattan and Brooklyn--into a number of model communities.

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[16] Projects in which the cooperator purchases a membership in the cooperative organization, which conveys the right to occupy an apartment.

[17] See Renewing America's Cities. *(In* Construction Review, October 1956, pp. 4-9.)

[18] Mayor's Better Housing Committee, Urban Redevelopment, Including Slum Clearance, Neighborhood Conservation, and Rehabilitation, August 1955 (p. 5).

[19] Slum Clearance and Urban Redevelopment in the City of New York, Bowery Savings Bank, New York, Bowery Briefs, No. 8, February 1956 (pp. 12-14).

[20] New York Times, May 28, 1956 (p. 1).

STATISTICAL SERIES

NOTE: ALL THE STATISTICAL SERIES IN CONSTRUCTION REVIEW ARE SUBJECT TO REVISION FOR THE LATEST PERIOD SHOWN.

Part I--Construction Put in Place

Table 1.--New Construction Put in Place: Current Month, by Type of Construction

Type of construction	Value *(in millions of dollars)*					Percent change		
	1956		1955	Annual Total		Dec. 1956 from--		Year
	Dec.	Nov.	Dec.	1956	1955	Nov. 1956	Dec. 1955	1955 to 1956
TOTAL NEW CONSTRUCTION	**3,370**	**3,800**	**3,258**	**44,258**	**42,991**	**-11**	**+ 3**	**+ 3**
PRIVATE CONSTRUCTION	**2,472**	**2,666**	**2,435**	**30,825**	**30,572**	**- 7**	**+ 2**	**+ 1**
Residential building (nonfarm)	1,202	1,313	1,279	15,339	16,595	- 8	- 6	- 8
New dwelling units	1,060	1,145	1,160	13,510	14,990	- 7	- 9	-10
Additions and alterations	102	126	88	1,382	1,266	-19	+16	+ 9
Nonhousekeeping	40	42	31	447	339	- 5	+29	+32
Nonresidential building	768	794	697	8,801	7,612	- 3	+13	+16
Industrial	270	271	223	3,065	2,399	(1)	+21	+28
Commercial	272	288	270	3,296	3,043	- 6	+ 1	+ 8
Office buildings and warehouses	128	131	109	1,362	1,136	- 2	+17	+20
Stores, restaurants, and garages	144	157	161	1,934	1,907	- 8	-11	+ 1
Other nonresidential building	226	235	186	2,440	2,170	- 4	+22	+12
Religious	73	75	62	773	734	- 3	+18	+ 5
Educational	46	48	44	537	492	- 4	+ 5	+ 9
Hospital and institutional	32	31	27	327	351	+ 3	+19	- 7
Social and recreational	25	27	20	274	239	- 7	+25	+15
Miscellaneous	50	54	33	529	354	- 7	+52	+49
Farm construction	90	103	98	1,500	1,600	-13	- 8	- 6
Public utility	402	445	369	5,065	4,604	-10	+ 9	+10
Railroad	34	36	30	430	374	- 6	+13	+15
Telephone and telegraph	75	80	72	960	805	- 6	+ 4	+19
Other public utility	293	329	267	3,675	3,425	-11	+10	+ 7
All other private	10	11	10	120	161	- 9	0	-25
PUBLIC CONSTRUCTION	**898**	**1,134**	**823**	**13,433**	**12,419**	**-21**	**+ 9**	**+ 8**
Residential building	27	30	21	292	263	-10	+29	+11
Nonresidential building	311	338	286	4,061	4,227	- 8	+ 9	- 4
Industrial	33	36	30	431	721	- 8	+10	-40
Educational	200	219	186	2,548	2,442	- 5	+ 8	+ 4
Hospital and institutional	23	28	20	309	331	-18	+15	- 7
Other nonresidential building	55	64	50	773	733	-14	+10	+ 5
Military facilities	108	118	97	1,398	1,297	- 8	+11	+ 8
Highway	250	420	263	5,100	4,520	-40	- 5	+13
Sewer and water	100	110	80	1,275	1,085	- 9	+25	+18
Sewer	55	60	46	700	615	- 8	+20	+14
Water	45	50	34	575	470	-10	+32	+22
Public service enterprises	32	36	22	452	279	-11	+45	+62
Conservation and development	56	66	44	675	593	-15	+27	+14
All other public	14	16	10	180	155	-13	+40	+16

Source: Departments of Commerce and Labor.

[1] Change of less than one-half of 1 percent.

Table 2.--New Construction Put in Place: Recent Monthly Trend, by Type of Construction

(Value, in millions of dollars)

Type of construction	1955	1956											
	Dec.	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
TOTAL NEW CONSTRUCTION	**3,258**	**2,947**	**2,821**	**3,071**	**3,421**	**3,780**	**4,105**	**4,242**	**4,304**	**4,264**	**4,133**	**3,800**	**3,370**
PRIVATE CONSTRUCTION	**2,435**	**2,176**	**2,088**	**2,260**	**2,424**	**2,600**	**2,786**	**2,862**	**2,882**	**2,843**	**2,766**	**2,666**	**2,472**
Residential building (nonfarm)	1,279	1,080	998	1,116	1,232	1,319	1,417	1,442	1,440	1,415	1,365	1,313	1,202
New dwelling units	1,160	980	895	1,000	1,090	1,150	1,235	1,260	1,260	1,240	1,195	1,145	1,060
Additions and alterations	88	70	73	86	109	132	142	139	139	135	129	126	102
Nonhousekeeping	31	30	30	30	33	37	40	43	41	40	41	42	40
Nonresidential building	679	650	648	655	665	705	760	787	788	788	793	794	768
Industrial	223	223	225	226	239	252	263	270	276	276	274	271	270
Commercial	270	251	252	257	252	266	290	300	293	288	287	288	272
Office buildings and warehouses	109	105	101	97	98	102	106	114	123	127	130	131	128
Stores, restaurants, and garages	161	146	151	160	154	164	184	186	170	161	157	157	144
Other nonresidential bldg.	186	176	171	172	174	187	207	217	219	224	232	235	226
Religious	62	58	55	53	53	56	62	67	71	74	76	75	73
Educational	44	41	40	39	40	42	46	48	49	49	49	48	46
Hospital & institutional	27	26	25	25	24	24	25	26	28	30	31	31	32
Social and recreational	20	18	17	18	19	21	23	25	27	27	27	27	25
Miscellaneous	33	33	34	37	38	44	51	51	44	44	49	54	50
Farm construction	98	97	101	109	121	139	150	159	161	148	122	103	90
Public utility	369	341	334	373	398	427	448	462	481	480	474	445	402
Railroad	30	30	29	33	35	36	38	39	39	40	41	36	34
Telephone and telegraph	72	70	70	75	80	80	85	85	90	85	85	80	75
Other public utility	267	241	235	265	283	311	325	338	352	355	348	329	293
All other private	10	8	7	7	8	10	11	12	12	12	12	11	10
PUBLIC CONSTRUCTION	**823**	**771**	**733**	**811**	**997**	**1,180**	**1,319**	**1,380**	**1,422**	**1,421**	**1,367**	**1,134**	**898**
Residential building	21	20	21	19	23	23	26	24	24	25	30	30	27
Nonresidential building	286	293	284	301	314	335	359	379	392	382	373	338	311
Industrial	30	36	33	31	29	32	38	38	43	40	42	36	33
Educational	186	190	187	195	205	216	221	231	236	231	226	210	200
Hospital and institutional	20	20	19	23	23	25	26	27	31	32	32	28	23
Other nonresidential bldg.	50	47	45	52	57	62	74	83	82	79	73	64	55
Military facilities	97	87	82	89	104	115	134	135	142	144	140	118	108
Highway	263	215	200	225	355	485	565	590	605	615	575	420	250
Sewer and water	80	82	77	92	102	109	115	122	125	121	120	110	100
Sewer	22	46	42	50	57	60	63	68	69	65	65	60	55
Water	44	36	35	42	45	49	52	54	56	56	55	50	45
Public service enterprises	10	25	23	31	38	39	42	48	49	47	42	36	32
Conservation and development	46	39	36	42	47	58	62	65	67	68	69	66	56
All other public	34	10	10	12	14	16	16	17	18	19	18	16	14

Source: Departments of Commerce and Labor.

COMPOSITION OF REGIONS AND GEOGRAPHIC DIVISIONS

NORTHEAST

1. *New England*
   Connecticut
   Maine
   Massachusetts
   New Hampshire
   Rhode Island
   Vermont
2. *Middle Atlantic*
   New Jersey
   New York
   Pennsylvania

NORTH CENTRAL

3. *E. N. Central*
   Illinois
   Indiana
   Michigan
   Ohio
   Wisconsin
4. *W. N. Central*
   Iowa
   Kansas
   Minnesota
   Missouri
   Nebraska
   North Dakota
   South Dakota

SOUTH

5. *S. Atlantic*
   Delaware
   Dist. of Col.
   Florida
   Georgia
   Maryland
   N. Carolina
   S. Carolina
   Virginia
   W. Virginia
6. *E. S. Central*
   Alabama
   Kentucky
   Mississippi
   Tennessee
7. *W. S. Central*
   Arkansas
   Louisiana
   Oklahoma
   Texas

WEST

8. *Mountain*
   Arizona
   Colorado
   Idaho
   Montana
   Nevada
   New Mexico
   Utah
   Wyoming
9. *Pacific*
   California
   Oregon
   Washington

NONFARM POPULATION DISTRIBUTION IN 1950

NORTHEAST—29.5 percent. *NORTH CENTRAL*—29.0 percent. *SOUTH*—27.7 percent. *WEST*—13.8 percent.

Chart I.

New Construction Put in Place

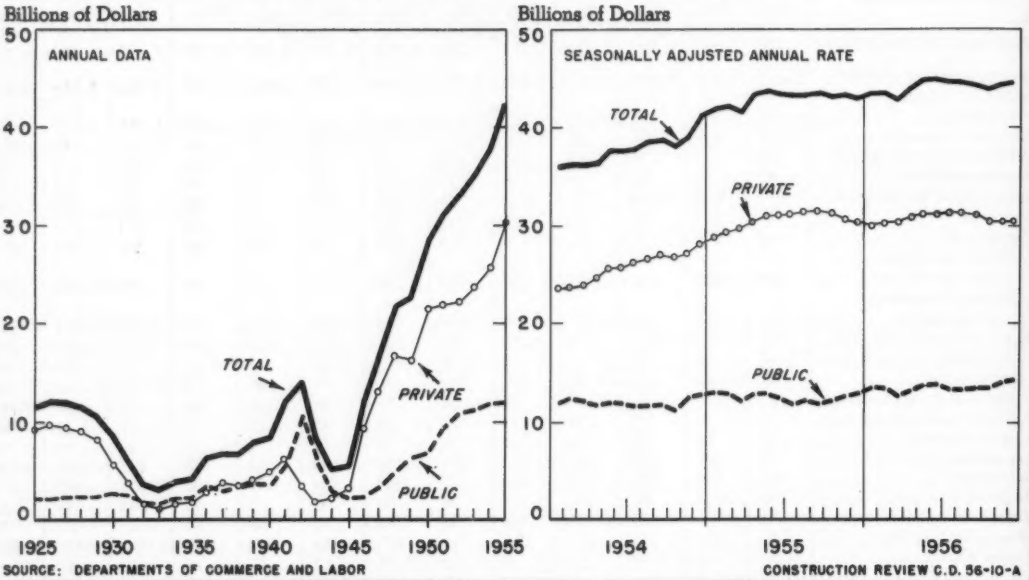


Table 3.--New Construction Put in Place: Seasonally Adjusted Annual Rate, by Type of Construction

(Value, in millions of dollars)

Type of construction	Seasonally adjusted annual rate							Annual total	
	1955	1956							
	Dec.	July	Aug.	Sept.	Oct.	Nov.	Dec.	1955	1956
TOTAL NEW CONSTRUCTION	**42,960**	**44,724**	**44,700**	**44,412**	**43,980**	**44,388**	**44,748**	**42,991**	**44,258**
PRIVATE CONSTRUCTION	**30,228**	**31,416**	**31,404**	**31,152**	**30,612**	**30,612**	**30,504**	**30,572**	**30,825**
Residential building (nonfarm)	15,864	15,588	15,564	15,432	14,892	14,868	14,868	16,595	15,339
Nonresidential building	7,980	9,108	9,096	9,000	9,024	9,060	8,976	7,612	8,801
Industrial	2,628	3,336	3,348	3,252	3,192	3,156	3,180	2,399	3,065
Commercial	3,144	3,276	3,324	3,288	3,264	3,156	3,108	3,043	3,296
Office buildings and warehouses	1,200	1,380	1,428	1,476	1,500	1,452	1,404	1,136	1,362
Stores, restaurants, and garages	1,944	1,896	1,896	1,812	1,764	1,704	1,704	1,907	1,934
Other nonresidential building	2,208	2,496	2,424	2,460	2,568	2,748	2,688	2,170	2,440
Farm construction	1,572	1,500	1,488	1,476	1,464	1,452	1,440	1,600	1,500
Public utility	4,668	5,100	5,124	5,100	5,076	5,088	5,076	4,604	5,065
All other private	144	120	132	144	156	144	144	161	120
PUBLIC CONSTRUCTION	**12,732**	**13,308**	**13,296**	**13,260**	**13,368**	**13,776**	**14,244**	**12,419**	**13,433**
Residential building	264	276	276	288	300	312	348	263	292
Nonresidential building	3,852	4,056	4,164	4,176	4,200	4,284	4,200	4,227	4,061
Military facilities	1,296	1,500	1,440	1,452	1,464	1,356	1,440	1,297	1,398
Highway	5,184	4,932	4,788	4,680	4,680	5,004	5,460	4,520	5,100
Sewer and water	1,068	1,224	1,284	1,308	1,344	1,404	1,344	1,085	1,275
Public service enterprises	360	432	444	468	468	492	516	279	452
Conservation and development	552	708	708	696	708	720	720	593	675
All other public	156	180	192	192	204	204	216	155	180

Source: Departments of Commerce and Labor.

Table 4.--New Construction Put in Place: Value in 1947-49 Prices, by Type of Construction

(Millions of dollars)

Type of construction	1956			1955	Year					
	Nov.	Oct.	Sept.	Nov.	1950	1951	1952	1953	1954	1955
TOTAL NEW CONSTRUCTION	**2,866**	**3,133**	**3,236**	**2,927**	**26,608**	**26,988**	**27,662**	**28,931**	**31,094**	**34,476**
PRIVATE CONSTRUCTION	**1,992**	**2,068**	**2,126**	**2,075**	**19,885**	**18,677**	**18,428**	**19,433**	**21,000**	**24,155**
Residential building (nonfarm)	1,008	1,048	1,086	1,129	11,634	9,457	9,311	9,840	11,214	13,378
Nonresidential building	591	591	587	555	3,566	4,494	4,211	4,655	5,073	5,995
Industrial	206	209	210	179	1,004	1,790	1,909	1,807	1,690	1,946
Office buildings and warehouses	98	97	95	87	396	500	461	640	789	898
Stores, restaurants, and garages	115	115	118	141	828	733	525	857	998	1,473
Other nonresidential bldgs.	172	170	164	148	1,338	1,471	1,316	1,351	1,596	1,678
Farm construction	82	98	118	92	1,583	1,616	1,643	1,484	1,407	1,350
Public utility	304	323	327	291	3,001	3,056	3,194	3,362	3,216	3,319
All other private	7	8	8	8	101	54	69	92	90	113
PUBLIC CONSTRUCTION	**874**	**1,065**	**1,110**	**852**	**6,723**	**8,311**	**9,234**	**9,498**	**10,094**	**10,321**
Residential building	23	23	19	17	321	512	550	459	281	213
Nonresidential building	247	273	280	245	2,237	3,050	3,465	3,531	3,743	3,299
Industrial	27	32	30	30	212	821	1,384	1,434	1,253	588
Educational	153	165	169	152	1,061	1,337	1,375	1,397	1,696	1,888
Hospital and institutional	20	23	23	19	467	466	401	297	289	257
Other nonresidential building	47	53	58	44	497	426	305	403	505	566
Military facilities	91	108	111	94	171	788	1,195	1,105	872	1,067
Highway	362	496	531	374	2,367	2,349	2,489	2,851	3,689	4,249
Sewer and water	73	80	80	62	590	655	639	681	724	770
Public service enterprises	23	27	31	17	164	168	148	146	156	192
Conservation and development	44	46	45	34	786	721	694	639	520	421
All other public	11	12	13	9	87	68	54	86	109	110

Source: Departments of Commerce and Labor.

Chart 2

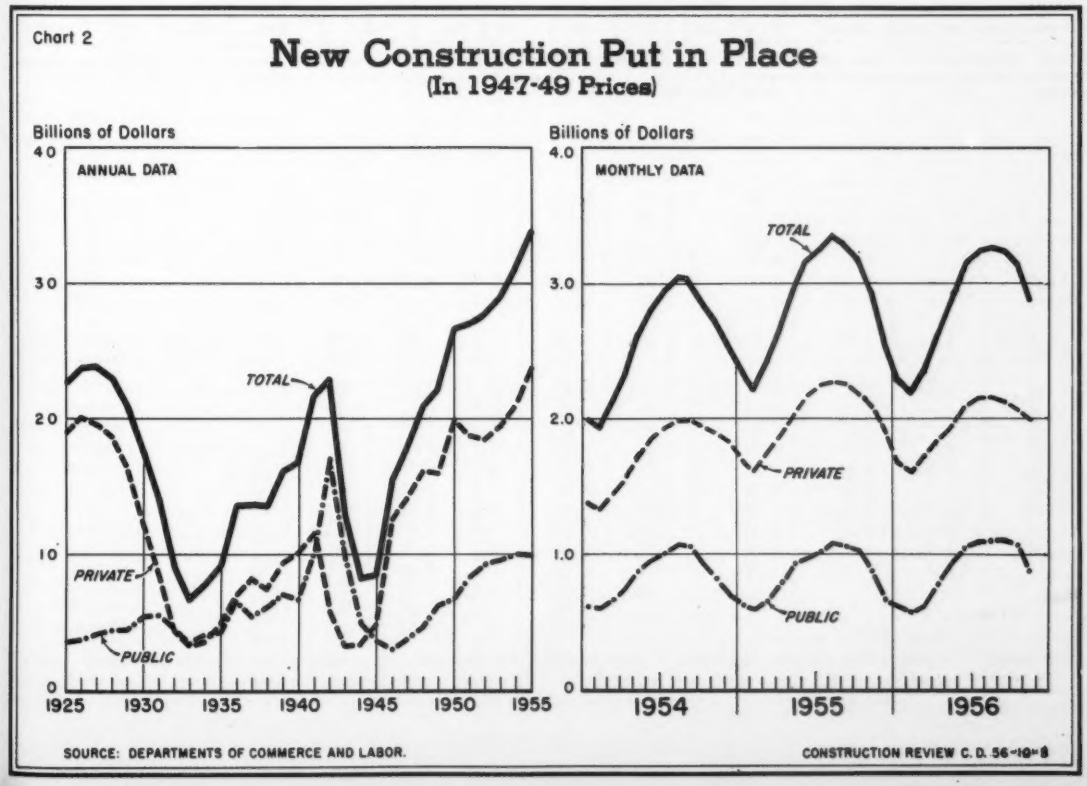


Table 5.--New Public Construction Put in Place, by Source of Funds, Ownership, and Type of Construction

Source of funds, ownership, and type of construction	Value (*in millions of dollars*)								Percent change		
	1955	1956					Annual Total		Dec. 1956 from--		Year
	Dec.	Aug.	Sept.	Oct.	Nov.	Dec.	1955	1956	Dec. 1955	Nov. 1956	1955 to 1956
TOTAL PUBLIC CONSTRUCTION	**823**	**1,422**	**1,421**	**1,367**	**1,134**	**898**	**12,419**	**13,433**	**+ 9**	**-21**	**+ 8**
Federal funds	224	385	389	391	312	261	3,537	3,642	+17	-16	+ 3
Direct Federal	180	285	281	277	242	213	2,778	2,760	+18	-12	- 1
Federal grants-in-aid [1]	44	100	108	114	70	48	759	882	+ 9	-31	+16
State and local funds	599	1,037	1,032	976	822	637	8,882	9,791	+ 6	-23	+10
FEDERALLY OWNED	**180**	**285**	**281**	**277**	**242**	**213**	**2,778**	**2,760**	**+18**	**-12**	**- 1**
Residential building	0	2	3	4	4	3	1	25	--	-25	(2)
Nonresidential building	35	62	55	54	46	41	802	567	+17	-11	-29
Industrial	30	43	40	42	36	33	721	431	+10	- 8	-40
Educational	0	2	2	1	0	0	6	8	0	0	+33
Hospital	2	4	4	4	4	3	22	38	+50	-25	+73
Other nonresidential	3	13	9	7	6	5	53	90	+67	-17	+70
Military facilities	97	142	144	140	118	108	1,297	1,398	+11	- 8	+ 8
Highway	4	11	10	9	7	4	75	85	0	-43	+13
Conservation and development	44	67	68	69	66	56	593	675	+27	-15	+14
All other federally owned	0	1	1	1	1	1	10	10	--	0	0
STATE AND LOCALLY OWNED	**643**	**1,137**	**1,140**	**1,090**	**892**	**685**	**9,641**	**10,673**	**+ 7**	**-23**	**+11**
Residential building	21	22	22	26	26	24	262	267	+14	- 8	+ 2
Nonresidential building	251	330	327	319	292	270	3,425	3,494	+ 8	- 8	+ 2
Educational	186	234	229	225	210	200	2,436	2,540	+ 8	- 5	+ 4
Hospital	18	27	28	28	24	20	309	271	+11	-17	-12
Other nonresidential	47	69	70	66	58	50	680	683	+ 6	-14	(3)
Highway	259	594	605	566	413	246	4,445	5,015	- 5	-40	+13
Sewer and water	80	125	121	120	110	100	1,085	1,275	+25	- 9	+18
Sewer	46	69	65	65	60	55	615	700	+20	- 8	+14
Water	34	56	56	55	50	45	470	575	+32	-10	+22
All other State and locally owned	32	66	65	59	51	45	424	622	+41	-12	+47

Source: Departments of Commerce and Labor. [1]Construction programs currently receiving Federal grants-in-aid cover highways, schools, hospitals, airports, and miscellaneous community facilities. [2]Percent increase exceeds 300. [3]Change of less than one-half of 1 percent.

Table 6.--New Nonfarm Dwelling Units Started, by Ownership, Location, and Type of Structure

Period	Total	Ownership		Location [1]		Type of structure			
		Private	Public	Metro-politan	Nonmetro-politan	1-family houses	Units in 2-or-more family structures		
							All	2-4 family	5-or-more family
	NUMBER OF NEW DWELLING UNITS *(in thousands)*								
Year: 1946	670.5	662.5	8.0	(2)	(2)	590.0	80.5	(3)	(3)
1947	849.0	845.6	3.4	(2)	(2)	740.2	108.8	(3)	(3)
1948	931.6	913.5	18.1	(2)	(2)	766.6	165.0	(3)	(3)
1949	1,025.1	988.8	36.3	(2)	(2)	794.3	230.8	(3)	(3)
1950	1,396.0	1,352.2	43.8	1,021.6	374.4	1,154.1	241.9	(3)	(3)
1951	1,091.3	1,020.1	71.2	776.8	314.5	900.1	191.2	(3)	(3)
1952	1,127.0	1,068.5	58.5	794.9	332.1	942.5	184.5	(3)	(3)
1953	1,103.8	1,068.3	35.5	803.5	300.3	937.8	166.0	(3)	(3)
1954	1,220.4	1,201.7	18.7	896.9	323.5	1,077.9	142.5	51.9	90.6
1955	1,328.9	1,309.5	19.4	975.8	353.1	1,194.4	134.5	49.2	85.3
First 11 months, 1955	1,252.7	1,236.0	16.7	921.1	331.6	1,125.9	126.8	46.0	80.8
First 11 months, 1956	1,055.3	1,032.4	22.9	732.9	322.4	(4)	(4)	(4)	(4)
1955: November	89.2	88.4	.8	64.6	24.6	80.4	8.8	4.3	4.5
December	76.2	73.5	2.7	54.7	21.5	68.5	7.7	3.2	4.5
1956: January	75.0	73.7	1.3	54.3	20.7	66.8	8.2	3.2	5.0
February	78.3	77.0	1.3	57.6	20.7	69.1	9.2	3.6	5.6
March	98.6	93.9	4.7	71.9	26.7	86.1	12.5	4.4	8.1
April	111.3	109.9	1.4	76.1	35.2	100.0	11.3	4.1	7.2
May	113.7	110.8	2.9	77.6	36.1	101.3	12.4	4.4	8.0
June	107.4	104.6	2.8	74.5	32.9	96.5	10.9	3.9	7.0
July	101.1	99.0	2.1	69.7	31.4	90.7	10.4	3.9	6.5
August	103.9	103.2	.7	70.9	33.0	93.2	10.7	3.7	7.0
September	93.0	89.9	3.1	61.8	31.2	(4)	(4)	(4)	(4)
October	93.0	90.8	2.2	64.0	29.0	(4)	(4)	(4)	(4)
November	80.0	79.6	.4	54.5	25.5	(4)	(4)	(4)	(4)
	Percent change								
First 11 months, 1955-56	-15.8	-16.5	+37.1	-20.4	- 2.8	--	--	--	--
October-November, 1956	-14.0	-12.3	-81.8	-14.8	-12.1	--	--	--	--
November, 1955-56	-10.3	-10.0	-50.0	-15.6	+ 3.7	--	--	--	--
	PERCENT DISTRIBUTION								
Year: 1946	100	98.8	1.2	--	--	88.0	12.0	--	--
1947	100	99.6	.4	--	--	87.2	12.8	--	--
1948	100	98.1	1.9	--	--	82.3	17.7	--	--
1949	100	96.5	3.5	--	--	77.5	22.5	--	--
1950	100	96.9	3.1	73.2	26.8	82.7	17.3	--	--
1951	100	93.5	6.5	71.2	28.8	82.5	17.5	--	--
1952	100	94.8	5.2	70.5	29.5	83.6	16.4	--	--
1953	100	96.8	3.2	72.8	27.2	85.0	15.0	--	--
1954	100	98.5	1.5	73.5	26.5	88.3	11.7	4.3	7.4
1955	100	98.5	1.5	73.4	26.6	89.9	10.1	3.7	6.4
First 11 months, 1955	100	98.7	1.3	73.5	26.5	89.9	10.1	3.7	6.4
First 11 months, 1956	100	97.8	2.2	69.4	30.6	--	--	--	--
1955: November	100	99.1	.9	72.4	27.6	90.1	9.9	4.8	5.1
December	100	96.5	3.5	71.8	28.2	89.9	10.1	4.2	5.9
1956: January	100	98.3	1.7	72.4	27.6	89.1	10.9	4.3	6.6
February	100	98.3	1.7	73.6	26.4	88.3	11.7	4.6	7.1
March	100	95.2	4.8	72.9	27.1	87.3	12.7	4.5	8.2
April	100	98.7	1.3	68.4	31.6	89.8	10.2	3.7	6.5
May	100	97.4	2.6	68.2	31.8	89.1	10.9	3.9	7.0
June	100	97.4	2.6	69.4	30.6	89.9	10.1	3.6	6.5
July	100	97.9	2.1	68.9	31.1	89.7	10.3	3.9	6.4
August	100	99.3	.7	68.2	31.8	89.7	10.3	3.6	6.7
September	100	96.7	3.3	66.5	33.5	--	--	--	--
October	100	97.6	2.4	68.8	31.2	--	--	--	--
November	100	99.5	.5	68.1	31.9	--	--	--	--

Source: Department of Labor. [1] Data by urban and rural-nonfarm classification for 1920-53 are available upon request. [2] Annual data not available before 1950; monthly data not available before January 1953. [3] Not available before January 1954. Tabulations showing the number of units in 2-family and 3-or-more family structures for 1920-53 are available upon request. [4] Not yet available.

Table 7.--New Private Nonfarm Dwelling Units Started: Seasonally Adjusted Annual Rate

Year	Number of new dwelling units *(in thousands)*											
	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
1946.....	682	709	756	719	698	662	642	638	601	607	612	647
1947.....	694	720	696	710	749	802	847	899	981	1,018	1,013	962
1948.....	938	829	955	1,019	997	990	969	898	862	806	802	807
1949.....	800	796	814	885	905	929	964	1,028	1,094	1,156	1,240	1,250
1950.....	1,306	1,310	1,406	1,390	1,448	1,476	1,460	1,478	1,282	1,149	1,120	1,269
1951.....	1,343	1,156	1,068	990	983	948	925	961	1,052	1,002	976	967
1952.....	1,000	1,086	1,060	1,037	1,039	1,029	1,084	1,075	1,099	1,121	1,100	1,092
1953.....	1,102	1,083	1,122	1,134	1,097	1,082	1,045	1,021	1,024	1,026	1,050	1,032
1954.....	1,056	1,081	1,086	1,121	1,111	1,175	1,221	1,244	1,260	1,275	1,377	1,458
1955.....	1,416	1,286	1,314	1,374	1,398	1,371	1,318	1,346	1,262	1,209	1,179	1,192
1956.....	1,195	1,127	1,094	1,157	1,146	1,091	1,070	1,136	1,000	1,050	1,060	

Source: Department of Labor.

Chart 3.

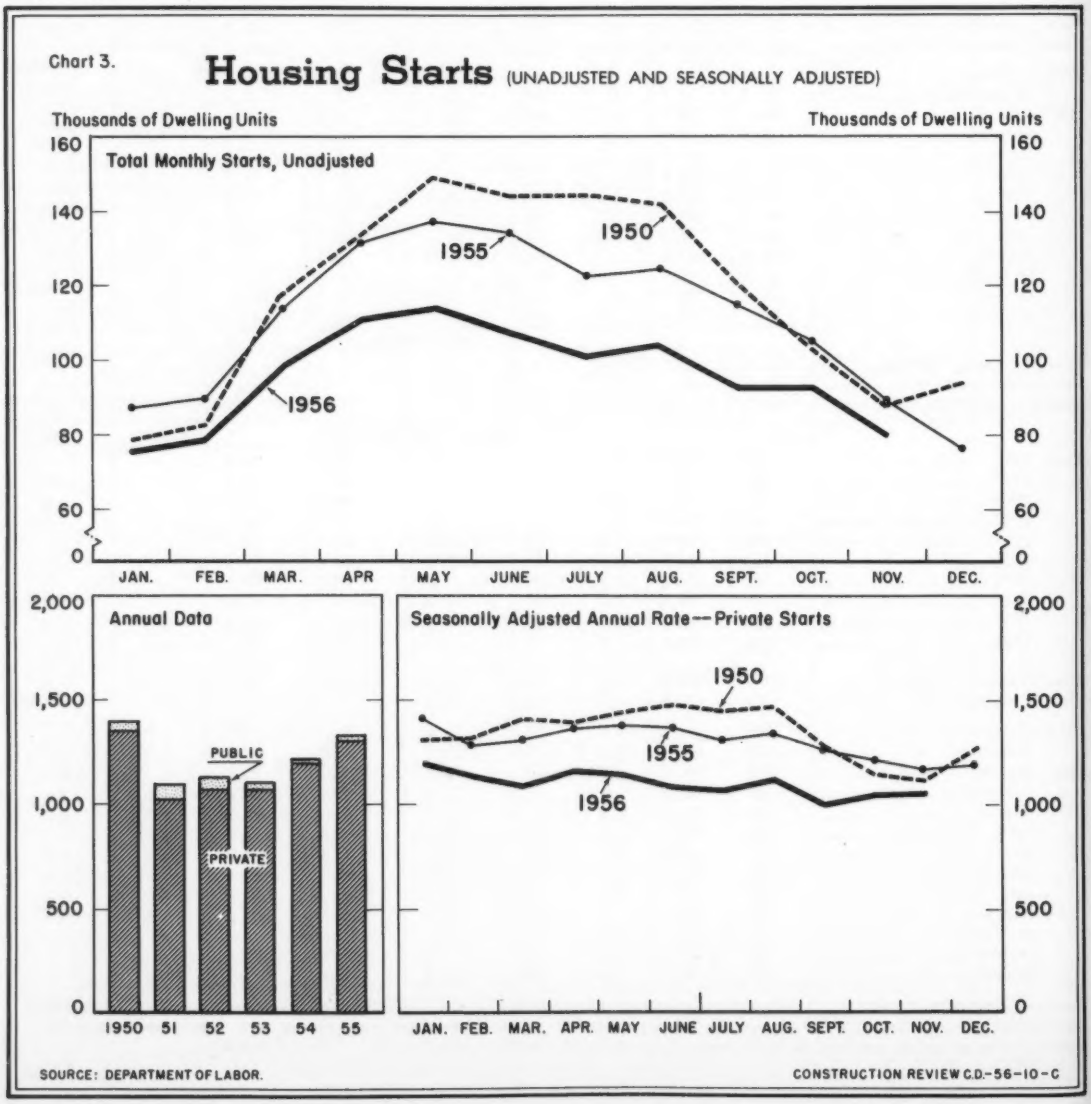


Table 8.--New Private 1-Family Houses Started: Average Construction Cost

Year	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Year
	AVERAGE CONSTRUCTION COST												
1946	$5,250	$5,400	$5,850	$5,575	$5,475	$5,425	$5,375	$5,450	$5,450	$5,625	$5,675	$5,575	$5,525
1947	5,700	5,825	6,150	6,275	6,250	6,450	6,725	6,950	7,025	7,275	7,525	7,650	6,750
1948	7,250	7,450	7,550	7,775	7,950	8,050	8,050	8,100	7,900	7,825	7,900	7,900	7,850
1949	7,650	7,525	7,450	7,500	7,650	7,675	7,525	7,650	7,725	7,675	7,675	7,625	7,625
1950	7,625	7,850	8,225	8,450	8,450	8,750	8,875	9,125	8,900	9,200	9,075	9,200	8,675
1951	9,100	9,250	9,175	9,325	9,475	9,475	9,400	9,300	9,450	9,225	9,250	9,125	9,300
1952	9,050	9,275	9,350	9,550	9,575	9,675	9,500	9,425	9,600	9,525	9,550	9,525	9,475
1953	9,400	9,600	9,800	10,000	9,900	10,000	10,125	10,175	10,200	10,175	9,975	10,000	9,950
1954	9,750	9,800	10,075	10,600	10,850	10,750	10,850	10,750	10,675	10,800	10,850	11,075	10,625
1955	10,575	11,125	11,250	11,250	11,400	11,400	11,475	11,425	11,525	11,575	11,575	11,625	11,350
1956	11,325	11,750	12,150	12,275	12,300	12,300	12,375	12,275	(1)	(1)	(1)		
	Percent change, 1955 to 1956												
	+7.1	+5.6	+8.0	+9.1	+7.9	+7.9	+7.8	+7.4	--	--	--		

Source: Department of Labor. [1] Not yet available.

Table 9.--New Nonfarm Dwelling Units Started, by Region [1]

Region	Number of new dwelling units *(in thousands)*											Percent change, 1st 8 mos. 1955-56
	1955	1956								First 8 months		
	Aug.	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	1955	1956	
TOTAL	124.7	75.0	78.3	98.6	111.3	113.7	107.4	101.1	103.9	942.8	789.3	-16.3
Northeast	24.9	12,4	14.4	18.9	23.4	24.7	24.2	21.8	20.8	194.2	160.6	-17.3
North Central	38.0	15.7	16.4	26.1	33.6	33.3	31.2	29.9	29.2	253.6	215.4	-15.1
South	34.8	27.3	26.8	29.2	31.0	32.8	29.3	27.7	30.7	273.1	234.8	-14.0
West	27.0	19.6	20.7	24.4	23.3	22.9	22.7	21.7	23.2	221.9	178.5	-19.6

Source: Department of Labor. [1] Composition of regions, and nonfarm population distribution by region, are shown below table 2.

Chart 4

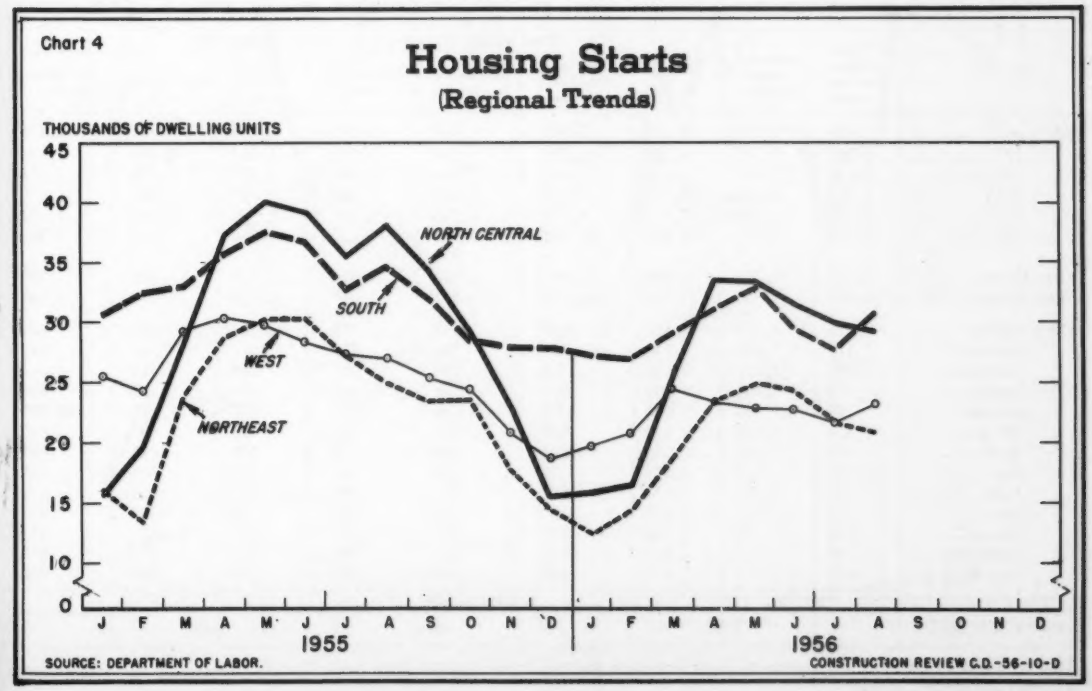


Table 10.--New Private Nonfarm Dwelling Units: Mortgages Applied for, Appraisals Requested, and Units Started Under FHA and VA Programs

Period	FHA-assisted units		VA-assisted units		Nonfarm dwelling units started		
	In applications	Started *(in thousands)*	In appraisal requests	Started *(in thousands)*	U. S. total	FHA-assisted	VA-assisted
	NUMBER OF DWELLING UNITS				PERCENT DISTRIBUTION		
Year: 1950	625,343	486.7	(1)	200.0	100	36	15
1951	267,127	263.5	164,365	148.6	100	26	15
1952	323,753	280.0	226,299	141.3	100	26	13
1953	327,323	252.0	251,437	156.6	100	24	15
1954	383,334	276.3	535,412	307.0	100	23	26
1955	314,888	277.1	620,776	391.8	100	21	30
First 11 mos., 1955	301,205	260.6	595,884	371.2	100	21	30
First 11 mos., 1956	214,663	180.6	382,491	255.8	100	17	25
1955: November	16,921	17.5	30,397	28.1	100	20	32
December	13,683	16.2	24,892	21.6	100	22	29
1956: January	16,181	13.0	29,284	23.0	100	18	31
February	20,189	13.1	37,134	17.4	100	17	23
March	26,376	17.0	37,511	20.6	100	18	22
April	23,755	19.9	45,769	26.4	100	18	24
May	24,278	19.7	44,395	26.6	100	18	24
June	18,331	18.5	35,620	26.4	100	18	25
July	19,484	17.6	34,634	25.2	100	18	25
August	19,066	18.7	36,518	24.4	100	18	24
September	14,017	15.2	30,007	24.0	100	17	27
October	18,181	15.6	29,678	24.0	100	17	26
November	14,805	12.3	21,941	17.8	100	15	22
	Percent change						
First 11 mos., 1955-56	-28	-31	-36	-31			

Source: Table compiled by Department of Labor from data reported by the Federal Housing Administration (HHFA) and the Veterans Administration. [1] Not available.

Table 11.--Nonfarm Mortgage Recordings of $20,000 or Less: Number and Average Amount, and Total Amount by Type of Lender

Period	Total number *(in thousands)*	Average amount *(dollars)*	Total amount *(in millions of dollars)* recorded by--						
			All lenders	Savings and loan associations	Insurance companies	Commercial banks	Mutual savings banks	Individuals	All other lenders
Year: 1950	3,032	5,335	16,179	5,060	1,618	3,365	1,064	2,299	2,774
1951	2,878	5,701	16,405	5,295	1,615	3,370	1,013	2,539	2,572
1952	3,028	5,950	18,018	6,452	1,420	3,600	1,137	2,758	2,651
1953	3,164	6,241	19,747	7,365	1,480	3,680	1,327	2,841	3,055
1954	3,458	6,644	22,974	8,312	1,768	4,239	1,501	2,882	4,272
1955	3,913	7,279	28,484	10,452	1,932	5,617	1,858	3,362	5,265
First 10 mos., 1955	3,305	7,256	23,980	8,987	1,624	4,660	1,520	2,808	4,380
First 10 mos., 1956	3,068	7,506	23,029	8,156	1,524	4,685	1,523	2,994	4,147
1955: October	326	7,320	2,387	835	153	505	167	285	441
November	314	7,380	2,316	765	152	499	171	285	443
December	293	7,457	2,188	700	156	457	166	268	441
1956: January	275	7,483	2,059	665	148	435	131	275	406
February	278	7,368	2,050	700	136	421	127	270	395
March	309	7,360	2,271	816	152	468	128	300	408
April	303	7,494	2,269	827	148	470	128	295	401
May	324	7,511	2,434	872	159	508	152	318	425
June	319	7,583	2,417	877	165	494	162	309	410
July	312	7,621	2,374	851	159	464	168	307	425
August	336	7,562	2,544	921	163	508	181	319	452
September	290	7,534	2,185	779	139	441	163	275	388
October	322	7,535	2,425	848	154	475	183	327	438
			Percent change						
First 10 mos., 1955-56	-7	+3	-4	-9	-6	+1	(1)	+7	-5

Source: Table compiled by Department of Labor from data reported by the Federal Home Loan Bank Board. [1] Change of less than one-half of 1 percent.

Part III--Building Permits

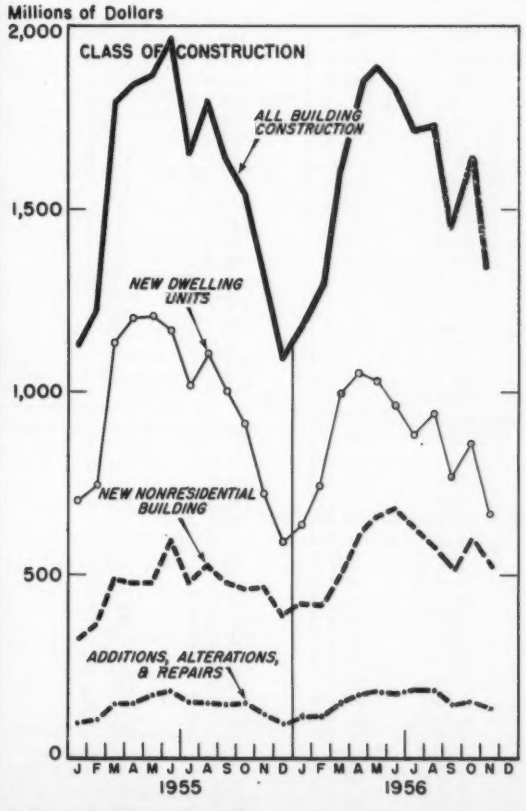
Table 12.--Building Permit Activity: Current Summary, by Type of Building Construction

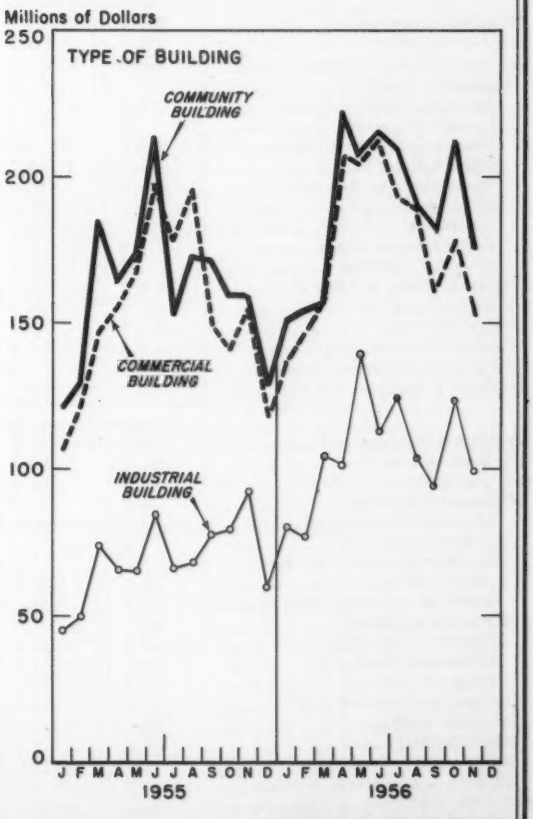
Type of building construction	Valuation *(in millions of dollars)*						Percent change, Nov. 1955-56
	1956			1955	First 11 months		
	Nov.	Oct.	Sept.	Nov.	1956	1955	
All building construction [1]	1,338.0	1,636.4	1,433.9	1,323.4	17,657.0	17,846.0	+ 1
Private	1,195.0	1,481.5	1,303.0	1,203.2	15,932.7	16,308.2	- 1
Public	143.0	154.8	130.9	120.2	1,724.2	1,537.8	+19
New dwelling units [2]	669.9	862.3	761.3	722.6	9,598.6	10,939.2	- 7
Number of new dwelling units	*(61,117)*	*(79,200)*	*(70,405)*	*(70,150)*	*(891,810)*	*(1,090,728)*	*(-13)*
New nonresidential building	525.3	592.4	518.9	469.1	6,201.6	5,203.7	+12
Commercial buildings	153.3	176.9	160.5	156.1	1,937.6	1,740.1	- 2
Stores and other mercantile buildings	67.8	101.0	76.3	71.8	944.7	932.3	- 6
All other commercial buildings	85.5	75.9	84.2	84.3	992.9	807.8	+ 1
Community buildings	175.4	208.5	180.9	159.5	2,076.7	1,812.6	+10
Industrial buildings	99.5	122.6	94.4	92.1	1,185.0	770.8	+ 8
All other nonresidential buildings	97.1	84.5	83.1	61.4	1,002.4	880.2	+58
Additions, alterations, and repairs	134.8	166.7	142.4	118.2	1,723.5	1,551.5	+14

Source: Department of Labor. [1] Includes new nonhousekeeping residential building, not shown separately. [2] Housekeeping only.

Chart 5

Building Permit Activity





SOURCE: DEPARTMENT OF LABOR.

CONSTRUCTION REVIEW C.D. 56-10-E

Table 13.--Building Permit Activity: Valuation, by Type of Building Construction and Region [1]

Type of building construction	Valuation (*in millions of dollars*)						Percent change, 1st 10 months 1955-56
	1955	1956			First 10 months		
	Oct.	Aug.	Sept.	Oct.	1955	1956	
	UNITED STATES						
All building construction [2]	**1,568.9**	**1,732.7**	**1,433.9**	**1,636.4**	**16,522.6**	**16,319.0**	**- 1**
New dwelling units [3]	919.9	946.9	761.3	862.3	10,216.6	8,928.7	-13
New nonresidential building	486.5	581.0	518.9	592.4	4,734.6	5,676.3	+20
Commercial buildings	166.2	187.6	160.5	176.9	1,584.0	1,784.3	+13
Amusement buildings	6.4	7.5	10.2	8.9	88.0	97.6	+11
Commercial garages	8.1	5.1	3.6	5.8	59.4	51.3	-14
Gasoline and service stations	12.3	15.5	15.3	17.2	120.6	140.7	+17
Office buildings	56.1	67.1	55.1	44.0	455.7	617.8	+36
Stores and other mercantile bldgs.	83.3	92.4	76.3	101.0	860.4	876.9	+ 2
Community buildings	159.9	190.5	180.9	208.5	1,653.0	1,901.3	+15
Educational buildings	90.8	102.6	106.6	125.0	1,036.7	1,186.4	+14
Institutional buildings	39.4	47.5	32.2	41.5	278.2	324.1	+16
Religious buildings	29.8	40.4	42.1	42.0	338.1	390.9	+16
Garages, private residential	20.0	23.9	22.2	23.4	168.8	181.5	+ 8
Industrial buildings	78.9	105.2	94.4	122.6	678.7	1,085.5	+60
Public buildings	19.7	24.4	21.4	12.0	260.4	260.7	(4)
Public utilities buildings	20.6	32.4	23.2	29.9	225.8	270.8	+20
All other nonresidential buildings	21.2	16.9	16.3	19.1	163.8	192.2	+17
Additions, alterations, and repairs	150.3	181.9	142.4	166.7	1,433.3	1,588.7	+11
	Northeast						
All building construction [2]	**358.2**	**363.5**	**334.3**	**345.6**	**3,575.6**	**3,494.6**	**- 2**
New dwelling units [3]	210.0	194.5	168.3	191.4	2,208.9	1,913.9	-13
New nonresidential building	109.5	124.1	130.7	115.8	1,024.2	1,216.8	+19
Commercial buildings	52.2	51.1	44.5	36.8	343.8	389.8	+13
Amusement buildings	1.2	1.5	2.1	.6	13.9	19.7	+42
Commercial garages	.7	2.1	1.7	2.9	13.9	18.6	+34
Gasoline and service stations	2.2	3.0	2.7	2.8	19.7	24.9	+26
Office buildings	31.5	28.7	26.5	9.7	136.9	172.9	+26
Stores and other mercantile bldgs.	16.6	15.8	11.6	20.8	159.3	153.6	- 4
Community buildings	24.3	29.0	49.3	43.3	373.0	461.0	+24
Educational buildings	16.3	13.4	25.8	23.8	243.6	287.4	+18
Institutional buildings	2.3	4.7	16.6	11.2	53.1	93.2	+76
Religious buildings	5.7	10.8	6.9	8.3	76.4	80.3	+ 5
Garages, private residential	4.0	4.6	4.2	4.8	35.6	36.2	+ 2
Industrial buildings	20.8	28.7	22.0	17.9	159.6	213.2	+34
Public buildings	2.3	3.7	1.8	2.2	28.4	35.9	+26
Public utilities buildings	2.5	4.8	5.5	9.0	44.2	47.0	+ 6
All other nonresidential buildings	3.5	2.3	3.3	1.9	39.6	33.9	-14
Additions, alterations, and repairs	36.6	42.7	33.3	34.1	316.6	342.2	+ 8
	North Central						
All building construction [2]	**494.9**	**548.2**	**445.9**	**537.3**	**5,041.7**	**5,024.4**	(4)
New dwelling units [3]	281.7	306.4	255.5	267.2	3,128.8	2,815.6	-10
New nonresidential building	168.9	186.9	146.0	213.2	1,495.1	1,734.1	+16
Commercial buildings	44.8	46.9	34.3	49.7	431.3	479.9	+11
Amusement buildings	2.2	1.8	2.3	5.6	28.6	32.1	+12
Commercial garages	5.8	.7	1.3	1.5	21.9	11.7	-47
Gasoline and service stations	3.6	5.4	5.0	5.7	38.0	43.2	+14
Office buildings	10.5	16.1	8.4	8.7	104.9	150.8	+44
Stores and other mercantile bldgs.	22.8	23.0	17.3	28.2	237.9	242.0	+ 2
Community buildings	61.9	65.9	61.2	69.4	543.9	587.3	+ 8
Educational buildings	26.3	42.4	37.2	41.8	326.7	372.9	+14
Institutional buildings	25.2	11.0	9.7	11.8	108.3	87.5	-19
Religious buildings	10.4	12.4	14.2	15.8	108.9	126.9	+17
Garages, private residential	11.2	14.0	13.5	13.5	89.6	99.9	+11
Industrial buildings	35.1	38.4	25.3	63.6	258.2	385.5	+49
Public buildings	5.3	5.9	3.2	3.2	69.6	50.8	-27
Public utilities buildings	7.7	12.9	5.2	8.3	79.6	91.2	+15
All other nonresidential buildings	2.9	3.0	3.3	5.4	22.9	39.4	+72
Additions, alterations, and repairs	42.3	52.3	40.6	53.2	394.9	446.0	+13

See footnotes at end of table.

Table 13.--Building Permit Activity: Valuation, by Type of Building Construction and Region[1]--Continued

Type of building construction	Valuation (*in millions of dollars*)						Percent change, 1st 10 months 1955-56
	1955	1956			First 10 months		
	Oct.	Aug.	Sept.	Oct.	1955	1956	
	South						
All building construction [2]	**363.6**	**398.2**	**333.1**	**386.0**	**4,060.3**	**3,857.5**	**- 5**
New dwelling units [3]	203.2	214.8	171.5	202.5	2,367.4	2,063.3	-13
New nonresidential building	116.0	128.1	123.3	138.4	1,247.3	1,338.4	+ 7
Commercial buildings	36.5	41.6	43.8	44.9	463.3	502.7	+ 9
Amusement buildings	1.9	1.3	3.6	1.0	28.9	21.9	-24
Commercial garages	.9	1.5	.4	.7	17.6	11.8	-33
Gasoline and service stations	4.1	4.5	5.0	5.5	39.3	47.5	+21
Office buildings	6.2	10.8	10.8	7.5	119.1	163.0	+37
Stores and other mercantile bldgs.	23.5	23.5	24.1	30.2	258.5	258.4	(4)
Community buildings	39.6	54.1	42.3	59.3	439.6	468.9	+ 7
Educational buildings	28.0	26.8	23.4	31.8	251.0	264.0	+ 5
Institutional buildings	2.4	16.8	3.5	16.1	77.8	87.4	+12
Religious buildings	9.2	10.4	15.3	11.4	110.9	117.4	+ 6
Garages, private residential	1.8	1.7	1.7	1.9	16.5	16.7	+ 1
Industrial buildings	10.9	13.1	16.5	15.6	114.0	158.1	+39
Public buildings	10.4	5.9	10.2	5.0	92.5	84.7	- 8
Public utilities buildings	6.6	8.7	5.3	8.3	73.5	74.4	+ 1
All other nonresidential buildings	10.2	3.2	3.5	3.3	47.8	32.9	-31
Additions, alterations, and repairs	38.8	45.8	35.9	41.6	390.2	417.6	+ 7
	West						
All building construction [2]	**352.2**	**422.8**	**320.6**	**367.4**	**3,845.0**	**3,942.4**	**+ 3**
New dwelling units [3]	224.9	231.2	166.0	201.2	2,511.5	2,135.9	-15
New nonresidential building	92.1	141.8	118.8	125.0	968.1	1,387.0	+43
Commercial buildings	32.7	48.0	37.9	45.5	345.7	412.0	+19
Amusement buildings	1.2	3.0	2.2	1.7	16.6	23.8	+43
Commercial garages	.8	.8	.2	.7	6.0	9.2	+53
Gasoline and service stations	2.4	2.6	2.6	3.2	23.6	25.0	+ 6
Office buildings	7.9	11.5	9.4	18.1	94.8	131.0	+38
Stores and other mercantile bldgs.	20.4	30.2	23.4	21.8	204.7	222.9	+ 9
Community buildings	34.1	41.5	28.2	36.4	296.5	384.0	+30
Educational buildings	20.1	19.9	20.1	27.5	215.4	261.9	+22
Institutional buildings	9.5	14.9	2.5	2.3	39.2	55.9	+43
Religious buildings	4.5	6.7	5.6	6.6	42.0	66.3	+58
Garages, private residential	3.1	3.6	2.7	3.2	27.1	28.7	+ 6
Industrial buildings	12.1	25.2	30.5	25.5	146.9	328.7	+124
Public buildings	1.7	9.0	6.2	1.6	69.8	89.4	+28
Public utilities buildings	3.8	6.0	7.1	4.4	28.6	58.4	+104
All other nonresidential buildings	4.7	8.5	6.2	8.4	53.5	85.9	+61
Additions, alterations, and repairs	32.6	41.1	32.5	37.8	331.6	382.9	+15

Source: Department of Labor. [1] Composition of regions, and nonfarm population distribution by region, are shown below table 2. [2] Includes new nonhousekeeping residential building, not shown separately. [3] Housekeeping only. [4] Change of less than one-half of 1 percent.

Table 14.--Building Permit Activity: Number of Nonresidential Buildings, by Type of Building

Type of building	1955	1956							
	Oct.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.
Amusement buildings	129	186	284	286	277	265	253	153	185
Commercial garages	234	216	196	202	173	205	180	184	270
Educational buildings	351	463	419	498	561	469	428	359	447
Garages, private residential	23,172	14,234	22,588	25,136	23,403	24,668	27,294	25,136	25,270
Gasoline and service stations	833	843	940	1,024	974	899	974	952	1,040
Industrial buildings	1,238	1,349	1,550	1,487	1,369	1,195	1,234	1,276	1,491
Institutional buildings	98	78	83	79	88	123	94	79	122
Office buildings	567	715	742	710	711	635	682	597	645
Religious buildings	447	471	607	613	564	569	520	521	532
Stores and other mercantile buildings	2,817	3,160	3,504	3,446	2,839	2,943	2,862	2,334	2,822

Table 15.--Building Permit Activity: Valuation and Number of New Dwelling Units, by Type of Structure, Public-Private Ownership, and Region [1]

(Housekeeping units only)

Ownership and type of structure	Valuation *(in millions of dollars)*					Number of dwelling units				
	1955	1956		First 10 months		1955	1956		First 10 months	
	Oct.	Sept.	Oct.	1955	1956	Oct.	Sept.	Oct.	1955	1956
UNITED STATES										
All new dwelling units..	**919.9**	**761.3**	**862.3**	**10,216.6**	**8,928.7**	**89,913**	**70,405**	**79,200**	**1,020,578**	**830,693**
Privately owned	904.9	746.7	835.4	10,083.5	8,765.8	88,234	68,606	76,738	1,006,211	814,146
1-family	845.6	688.4	773.7	9,423.7	8,146.0	78,859	59,781	66,886	901,249	719,352
2-4 family.....	21.4	23.9	27.6	256.2	262.1	3,399	3,367	4,130	40,570	38,398
5-or-more family	37.9	34.4	34.1	403.6	357.7	5,976	5,458	5,722	64,392	56,396
Publicly owned	15.0	14.6	26.9	133.1	162.9	1,679	1,799	2,462	14,367	16,547
Northeast										
All new dwelling units..	**210.0**	**168.3**	**191.4**	**2,208.9**	**1,913.9**	**20,643**	**14,970**	**16,919**	**215,650**	**172,986**
Privately owned	197.7	158.8	182.5	2,134.8	1,833.2	19,261	13,849	16,052	207,428	164,346
1-family	173.8	148.7	166.9	1,921.5	1,692.1	15,865	12,579	13,859	179,236	145,398
2-4 family	4.4	3.9	6.1	51.4	59.2	627	526	844	7,345	8,029
5-or-more family	19.5	6.2	9.5	161.9	81.8	2,769	744	1,349	20,847	10,919
Publicly owned	12.3	9.5	8.8	74.1	80.7	1,382	1,121	867	8,222	8,640
North Central										
All new dwelling units..	**281.7**	**255.5**	**267.2**	**3,128.8**	**2,815.6**	**23,778**	**20,435**	**21,320**	**269,087**	**225,467**
Privately owned	279.0	251.9	265.6	3,094.2	2,777.1	23,482	19,927	21,100	265,585	221,557
1-family	267.9	236.5	252.9	2,961.1	2,646.8	22,168	18,271	19,458	249,410	206,607
2-4 family.....	5.8	8.2	8.2	72.7	77.9	637	832	898	8,149	8,064
5-or-more family	5.4	7.2	4.6	60.5	52.7	677	824	744	8,026	6,886
Publicly owned	2.7	3.7	1.6	34.6	38.5	296	508	220	3,502	3,910
South										
All new dwelling units..	**203.2**	**171.5**	**202.5**	**2,367.4**	**2,063.3**	**22,587**	**18,600**	**21,446**	**272,134**	**219,829**
Privately owned	203.2	170.2	187.4	2,355.9	2,030.2	22,586	18,450	20,234	270,833	216,801
1-family	194.7	156.3	178.0	2,240.1	1,902.6	20,827	15,890	18,446	246,074	194,923
2-4 family.....	5.2	5.2	4.6	53.7	46.7	1,068	943	917	11,483	9,232
5-or-more family	3.4	8.6	4.8	62.1	81.0	691	1,617	871	13,276	12,646
Publicly owned	(2)	1.2	15.1	11.5	33.1	1	150	1,212	1,301	3,028
West										
All new dwelling units..	**224.9**	**166.0**	**201.2**	**2,511.5**	**2,135.9**	**22,905**	**16,400**	**19,515**	**263,707**	**212,411**
Privately owned.....	224.9	165.8	199.9	2,498.7	2,125.3	22,905	16,380	19,352	262,365	211,442
1-family	209.2	146.9	175.9	2,301.0	1,904.6	19,999	13,041	15,123	226,529	172,424
2-4 family.....	6.2	6.5	8.8	78.5	78.5	1,067	1,066	1,471	13,593	13,073
5-or-more family	9.6	12.4	15.2	119.1	142.2	1,839	2,273	2,758	22,243	25,945
Publicly owned	0	.2	1.3	12.8	10.6	0	20	163	1,342	969

Source: Department of Labor. [1] Composition of regions, and nonfarm population distribution by region, are shown below table 2. [2] Less than $50,000.

Chart 6.

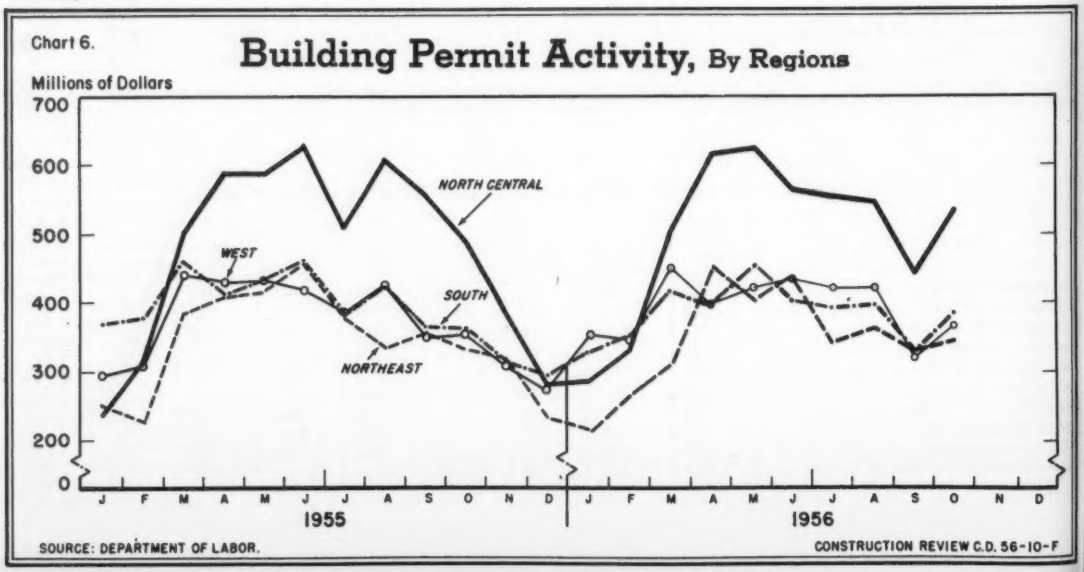


Table 16.--Building Permit Activity: Valuation, by Metropolitan-Nonmetropolitan Location and by State

(Millions of dollars)

State	1955	1956					First 9 months		Percent change, 1st 9 mos. 1955-56
	Sept.	May	June	July	Aug.	Sept.	1955	1956	
ALL STATES	**1,639.6**	**1,902.1**	**1,841.9**	**1,716.7**	**1,732.7**	**1,433.9**	**14,953.7**	**14,682.6**	**- 2**
Metropolitan areas	**1,281.5**	**1,504.3**	**1,453.6**	**1,330.7**	**1,350.2**	**1,094.7**	**11,969.1**	**11,465.1**	**- 4**
Nonmetropolitan areas	**358.1**	**397.8**	**388.3**	**386.0**	**382.5**	**339.2**	**2,984.6**	**3,217.5**	**+ 8**
Alabama	17.8	17.0	14.5	15.6	14.2	14.1	130.2	132.3	+ 2
Arizona	11.1	19.3	18.4	16.7	18.0	12.4	125.3	142.2	+13
Arkansas	3.7	5.7	5.0	4.3	5.3	5.3	42.4	45.8	+ 8
California	238.5	286.7	281.9	314.1	291.6	205.0	2,405.2	2,460.9	+ 2
Colorado	22.7	20.7	28.8	17.9	23.7	16.8	217.9	198.1	- 9
Connecticut	34.1	37.9	41.1	30.9	34.6	29.8	284.0	282.4	- 1
Delaware	7.5	5.0	6.3	3.8	6.2	3.2	50.0	42.1	-16
District of Columbia	8.2	5.5	4.5	6.1	3.6	8.9	78.1	42.3	-46
Florida	57.4	73.8	75.0	72.9	79.3	61.7	570.7	633.9	+11
Georgia	21.9	26.7	23.2	24.2	23.7	20.2	217.6	200.8	- 8
Idaho	4.1	6.3	3.6	3.1	3.7	4.3	28.0	31.7	+13
Illinois	135.3	138.6	125.0	119.5	117.3	106.9	1,021.2	1,047.1	+ 3
Indiana	40.9	45.2	41.0	38.4	51.2	34.1	298.4	340.7	+14
Iowa	15.3	21.4	18.9	14.9	15.6	16.7	143.1	139.6	- 2
Kansas	12.1	13.2	10.9	13.0	10.3	11.4	146.7	115.7	-21
Kentucky	17.4	20.0	14.1	22.3	15.6	12.0	140.6	133.6	- 5
Louisiana	24.5	30.5	20.5	21.5	24.2	19.7	236.1	217.9	- 8
Maine	2.8	4.6	4.5	3.9	2.8	3.9	20.9	27.7	+33
Maryland	38.2	46.1	40.1	33.7	49.1	26.5	400.9	334.1	-17
Massachusetts	40.8	45.1	39.2	46.4	40.0	47.2	348.6	362.1	+ 4
Michigan	109.9	124.5	98.2	113.9	112.6	80.7	890.1	857.9	- 4
Minnesota	43.5	51.9	41.0	36.2	38.1	40.2	330.7	307.9	- 7
Mississippi	3.9	5.0	3.8	5.1	4.1	5.2	40.1	42.0	+ 5
Missouri	33.9	26.6	28.4	27.7	30.3	22.4	267.3	242.1	- 9
Montana	5.3	5.0	5.5	4.2	3.2	5.9	33.6	35.1	+ 4
Nebraska	8.3	7.2	8.0	10.2	8.3	6.2	79.3	64.9	-18
Nevada	4.6	3.9	3.1	2.6	3.0	5.7	56.5	36.4	-36
New Hampshire	3.2	6.2	3.8	3.6	3.8	2.9	34.1	28.7	-16
New Jersey	77.0	83.8	72.4	64.0	68.8	62.8	643.8	627.0	- 3
New Mexico	7.1	6.8	5.9	6.6	7.1	7.0	69.6	58.0	-17
New York	116.9	133.8	166.6	116.4	140.9	126.3	1,142.6	1,146.0	(1)
North Carolina	16.5	29.5	17.5	20.5	20.4	14.4	174.7	177.9	+ 2
North Dakota	5.0	5.0	6.6	3.9	6.0	4.0	30.2	34.3	+14
Ohio	115.1	132.0	139.8	136.0	116.1	83.5	965.9	958.6	- 1
Oklahoma	9.7	13.9	13.5	12.0	13.4	13.0	123.9	109.7	-11
Oregon	14.9	23.9	21.1	16.9	17.5	16.3	132.2	149.6	+13
Pennsylvania	81.9	84.1	93.9	67.8	67.2	55.1	696.3	618.2	-11
Rhode Island	3.4	4.4	14.1	8.1	4.9	3.5	37.4	48.2	+29
South Carolina	9.8	7.7	6.0	6.5	5.4	5.1	75.6	58.7	-22
South Dakota	3.7	4.5	5.3	3.3	2.6	3.2	30.0	30.3	+ 1
Tennessee	15.5	20.3	19.1	24.4	16.5	15.5	174.8	166.8	- 5
Texas	76.2	84.3	75.1	78.1	75.2	71.9	813.0	719.7	-11
Utah	8.0	12.0	13.1	8.7	14.8	12.6	95.2	123.8	+30
Vermont	.5	1.9	1.5	.5	.6	2.8	9.6	8.7	- 9
Virginia	33.5	58.0	55.5	37.3	36.1	31.2	374.6	363.7	- 3
Washington	32.6	35.9	51.7	32.8	37.4	32.7	313.5	319.4	+ 2
West Virginia	7.0	6.2	7.9	5.9	5.8	5.1	53.2	50.3	- 5
Wisconsin	37.0	52.6	43.6	38.9	39.7	36.6	343.9	348.4	+ 1
Wyoming	1.4	2.1	3.1	1.8	2.7	2.0	15.7	19.5	+24

Source: Department of Labor.

[1] Change of less than one-half of 1 percent.

Table 17.--Building Permit Activity: Number of New Dwelling Units, by Metropolitan-Nonmetropolitan Location and by State

(Housekeeping units only)

State	1955	1956					First 9 months		Percent change, 1st 9 mos. 1955-56
	Sept.	May	June	July	Aug.	Sept.	1955	1956	
ALL STATES	**96,790**	**96,114**	**88,333**	**81,296**	**86,039**	**70,405**	**930,665**	**751,493**	**-19**
Metropolitan areas	**75,211**	**73,941**	**67,768**	**61,626**	**65,944**	**53,210**	**739,791**	**575,680**	**-22**
Nonmetropolitan areas	**21,579**	**22,173**	**20,565**	**19,670**	**20,095**	**17,195**	**190,874**	**175,813**	**- 8**
Alabama	1,188	1,252	1,078	1,029	1,047	1,192	10,835	9,636	-11
Arizona	936	1,334	826	1,015	966	814	10,925	9,043	-17
Arkansas	257	306	274	327	282	242	3,313	2,811	-15
California	16,768	16,045	14,885	15,009	16,865	11,247	171,101	140,033	-18
Colorado	1,823	1,492	1,667	1,059	1,231	1,014	16,187	11,758	-27
Connecticut	1,443	1,861	2,014	1,595	1,773	1,345	14,499	13,556	- 7
Delaware	460	166	316	190	423	240	3,394	2,372	-30
District of Columbia	150	317	128	107	198	749	2,488	2,028	-18
Florida	4,090	5,043	4,623	4,672	5,161	4,464	41,093	43,542	+ 6
Georgia	1,522	1,628	1,411	1,469	1,601	1,113	16,184	13,379	-17
Idaho	237	196	158	126	184	134	1,572	1,219	-22
Illinois	6,902	5,944	5,970	4,954	5,336	4,299	56,269	46,781	-17
Indiana	2,727	1,981	1,736	1,782	1,836	1,664	17,535	15,875	- 9
Iowa	821	982	1,130	734	634	540	7,832	6,581	-16
Kansas	707	845	676	659	647	613	8,644	6,626	-23
Kentucky	1,221	1,006	894	1,099	718	663	10,438	7,364	-29
Louisiana	1,376	1,146	763	995	1,157	877	11,541	9,218	-20
Maine	164	238	173	158	171	122	1,149	1,134	- 1
Maryland	2,343	2,195	1,922	2,078	1,911	1,421	24,808	17,926	-28
Massachusetts	2,578	2,658	2,124	1,986	2,175	1,781	20,202	18,075	-11
Michigan	5,612	4,650	4,975	4,382	4,854	4,294	49,916	40,323	-19
Minnesota	2,136	1,960	1,571	1,571	1,616	1,789	15,584	12,977	-17
Mississippi	357	255	276	217	262	198	2,961	2,347	-21
Missouri	1,677	1,307	1,244	1,007	1,248	1,210	14,346	11,002	-23
Montana	198	226	209	157	142	169	1,668	1,360	-18
Nebraska	412	463	479	416	450	336	4,822	3,787	-21
Nevada	231	204	89	100	111	112	3,007	1,833	-39
New Hampshire	235	263	195	236	253	167	1,774	1,550	-13
New Jersey	4,770	4,699	3,887	4,092	3,586	3,116	42,623	34,431	-19
New Mexico	474	411	425	468	428	543	5,183	3,641	-30
New York	7,627	6,826	7,816	5,758	6,572	5,883	75,068	57,742	-23
North Carolina	1,046	1,121	854	931	794	778	10,616	8,678	-18
North Dakota	211	215	204	174	189	160	1,372	1,275	- 7
Ohio	6,020	5,523	5,971	5,547	5,284	3,936	50,248	41,516	-17
Oklahoma	770	700	754	658	652	522	8,273	5,903	-29
Oregon	679	923	633	579	570	497	6,454	5,483	-15
Pennsylvania	3,413	4,241	3,520	2,703	2,560	2,309	36,679	26,949	-27
Rhode Island	216	326	294	293	340	226	2,738	2,374	-13
South Carolina	395	376	299	287	326	257	4,196	3,147	-25
South Dakota	246	204	161	162	175	144	1,894	1,292	-32
Tennessee	1,187	1,131	1,082	1,032	980	743	14,122	9,444	-33
Texas	4,676	4,437	3,600	3,753	4,250	3,180	56,134	36,945	-34
Utah	446	733	815	448	476	730	6,008	5,443	- 9
Vermont	30	48	29	34	44	21	275	256	- 7
Virginia	2,100	3,702	2,380	2,003	2,111	1,645	26,543	21,130	-20
Washington	1,520	1,568	1,550	1,221	1,346	1,064	17,671	12,183	-31
West Virginia	311	313	284	303	314	316	2,608	2,513	- 4
Wisconsin	1,976	2,553	1,880	1,650	1,692	1,450	16,847	16,152	- 4
Wyoming	106	101	89	71	98	76	1,026	860	-16

Source: Department of Labor.

Table 18.--Building Permit Activity: Valuation, in Selected Metropolitan Areas

(Millions of dollars)

Metropolitan area	1955	1956					First 9 months		Percent change, 1st 9 mos. 1955-56
	Sept.	May	June	July	Aug.	Sept.	1955	1956	
Atlanta, Ga.	14.6	17.5	12.0	11.4	13.8	12.0	142.7	112.5	-21
Baltimore, Md.	17.2	16.3	22.1	15.7	29.5	14.0	210.3	171.6	-18
Birmingham, Ala.	7.3	7.7	6.0	6.9	4.8	4.3	55.5	54.2	- 2
Boston, Mass.	18.1	25.3	20.0	29.3	18.6	22.6	187.4	189.6	+ 1
Buffalo, N. Y.	17.8	14.3	18.6	17.1	18.1	13.2	131.8	131.0	- 1
Chicago, Ill.	112.9	124.0	110.5	107.5	103.9	93.1	899.1	932.1	+ 4
Cleveland, Ohio	36.4	39.4	40.9	47.4	39.3	21.5	287.8	308.6	+ 7
Columbus, Ohio	11.0	17.1	12.7	15.1	12.4	9.5	122.1	107.2	-12
Denver, Colo.	11.8	12.8	11.7	9.7	12.7	10.2	131.3	117.8	-10
Detroit, Mich.	76.2	87.7	64.0	58.8	69.7	45.8	600.3	543.5	- 9
Indianapolis, Ind.	11.0	18.9	9.3	9.3	21.6	8.1	85.3	99.2	+16
Los Angeles, Calif.	121.6	142.4	146.2	146.4	148.7	94.6	1,226.6	1,232.2	(1)
Memphis, Tenn.	4.2	5.2	5.6	7.3	3.5	5.1	61.7	51.3	-17
Miami, Fla.	17.0	28.3	27.7	24.6	26.5	18.3	203.7	206.7	+ 1
Milwaukee, Wis.	12.5	25.0	15.5	16.3	17.3	13.7	137.6	145.5	+ 6
New York-Northeastern New Jersey	125.5	143.0	169.6	112.7	132.2	124.8	1,193.1	1,193.0	(1)
Norfolk-Portsmouth, Va.	3.5	15.8	11.4	6.0	5.0	5.8	52.2	60.6	+16
Phoenix, Ariz.	7.0	11.1	13.3	9.8	11.7	8.1	84.2	92.3	+10
Rochester, N. Y.	6.2	7.2	5.8	7.8	8.6	9.7	66.8	56.4	-16
Salt Lake City, Utah	4.6	5.5	8.5	5.0	7.9	9.5	48.5	57.1	+18
San Diego, Calif.	12.4	16.4	17.0	15.7	14.6	13.1	129.3	137.5	+ 6
San Francisco-Oakland, Calif.	39.4	46.0	46.0	38.8	39.0	34.2	397.6	364.4	- 8
Seattle, Wash.	13.9	12.0	24.0	12.4	22.0	20.0	142.2	142.1	(1)
Washington, D. C.	32.9	40.4	26.7	29.3	29.7	23.4	332.8	249.8	-25

Source: Department of Labor.

[1] Change of less than one-half of 1 percent.

Table 19.--Building Permit Activity: Number of New Dwelling Units, in Selected Metropolitan Areas

(Housekeeping only)

Metropolitan area	1955	1956					First 9 months		Percent change, 1st 9 mos. 1955-56
	Sept.	May	June	July	Aug.	Sept.	1955	1956	
Atlanta, Ga.	964	966	754	895	944	667	9,662	7,736	-20
Baltimore, Md.	919	1,013	992	1,083	792	596	12,084	8,883	-26
Birmingham, Ala.	503	473	339	369	341	301	4,321	3,319	-23
Boston, Mass.	933	1,280	884	866	932	715	9,188	7,753	-16
Buffalo, N. Y.	1,054	943	1,007	878	930	652	9,220	7,620	-17
Chicago, Ill.	5,862	5,117	5,204	4,335	4,667	3,882	49,867	41,042	-18
Cleveland, Ohio	1,508	1,173	1,304	1,633	1,227	791	13,024	10,062	-23
Columbus, Ohio	578	649	785	736	685	515	6,329	5,393	-15
Denver, Colo.	945	957	702	662	800	603	10,759	7,245	-33
Detroit, Mich.	3,481	2,864	3,161	2,784	3,232	2,230	32,680	25,919	-21
Indianapolis, Ind.	787	742	443	520	594	587	5,030	4,272	-15
Los Angeles, Calif.	8,417	7,879	7,174	7,378	8,467	5,192	85,578	70,751	-17
Memphis, Tenn.	395	374	295	305	281	242	6,001	3,099	-48
Miami, Fla.	1,190	1,562	1,573	1,205	1,356	1,425	13,081	12,968	- 1
Milwaukee, Wis.	612	1,091	790	497	711	510	6,402	6,594	+ 3
New York-Northeastern New Jersey	7,873	7,267	8,062	5,838	6,491	6,014	77,360	59,680	-23
Norfolk-Portsmouth, Va.	234	1,379	313	275	428	245	4,762	3,750	-21
Phoenix, Ariz.	709	916	535	653	667	508	8,010	6,140	-23
Rochester, N. Y.	429	362	307	312	468	323	3,929	2,670	-32
Salt Lake City, Utah	205	319	487	209	207	527	3,310	3,050	- 8
San Diego, Calif.	1,014	1,113	1,031	1,044	1,005	981	8,804	9,455	+ 7
San Francisco-Oakland, Calif.	2,481	2,074	2,094	1,934	2,087	1,457	25,878	17,838	-31
Seattle, Wash.	709	686	622	531	637	543	8,236	5,709	-31
Washington, D. C.	1,829	1,898	1,400	1,421	1,547	1,660	19,043	13,863	-27

Source: Department of Labor.

Table 20.--Building Permit Activity: Valuation in Selected Metropolitan Areas by Type of Building Construction

September 1956 *(Thousands of dollars)*

Type of building construction	Atlanta, Ga.	Baltimore, Md.	Birmingham, Ala.	Boston, Mass.	Buffalo, N. Y.	Chicago, Ill.	Cleveland, Ohio	Columbus, Ohio
All building construction [1]	**12,035**	**13,999**	**4,300**	**22,614**	**13,173**	**93,112**	**21,458**	**9,484**
New dwelling units [2]	6,281	6,560	2,369	8,048	6,859	56,455	13,361	7,298
New nonresidential building	4,565	5,515	1,402	12,087	5,000	28,762	6,357	1,382
Commercial buildings	978	1,959	745	2,565	1,886	4,811	3,425	548
Amusement buildings	0	175	0	240	500	168	30	0
Commercial garages	21	15	0	73	24	257	130	0
Gasoline and service stations	151	156	72	148	252	710	304	0
Office buildings	578	759	121	445	896	1,034	1,594	0
Stores and other mercantile bldgs.	230	854	552	1,660	214	2,641	1,366	548
Community buildings	765	1,127	384	5,332	1,409	14,664	851	179
Educational buildings	0	0	203	4,026	199	9,186	573	179
Institutional buildings	120	0	0	1,250	820	1,405	0	0
Religious buildings	646	1,127	181	56	390	4,074	278	0
Garages, private residential	22	67	26	192	454	3,105	732	246
Industrial buildings	2,636	1,433	90	1,050	895	5,111	1,132	403
Public buildings	0	0	0	137	0	0	0	0
Public utilities buildings	0	744	156	2,761	4	800	166	0
All other nonresidential buildings	163	185	1	50	352	271	51	7
Additions, alterations, and repairs	1,189	1,889	529	2,477	1,246	6,808	1,605	804

Type of building construction	Denver, Colo.	Detroit, Mich.	Indianapolis, Ind.	Los Angeles, Calif.	Memphis, Tenn.	Miami, Fla.	Milwaukee, Wis.	New York-Northeastern New Jersey
All building construction [1]	**10,178**	**45,825**	**8,106**	**94,618**	**5,123**	**18,276**	**13,698**	**124,766**
New dwelling units [2]	5,944	27,249	6,591	53,152	1,518	12,388	6,592	68,491
New nonresidential building	3,149	13,913	1,039	29,863	2,311	2,802	5,995	45,792
Commercial buildings	555	2,477	258	11,115	38	1,268	2,545	21,509
Amusement buildings	0	111	0	868	0	49	900	474
Commercial garages	0	14	2	73	0	11	10	515
Gasoline and service stations	58	447	95	352	18	250	52	628
Office buildings	340	652	20	4,310	0	433	1,145	18,215
Stores and other mercantile bldgs.	157	1,253	142	5,512	20	526	439	1,678
Community buildings	226	4,985	95	6,274	492	548	1,260	8,772
Educational buildings	143	3,637	0	4,397	0	262	850	1,928
Institutional buildings	0	1,156	0	965	0	0	100	5,020
Religious buildings	83	192	95	913	492	286	310	1,824
Garages, private residential	242	2,729	76	702	85	63	639	879
Industrial buildings	1,891	1,974	601	8,081	1,523	485	262	11,586
Public buildings	0	150	0	850	0	0	929	552
Public utilities buildings	2	121	9	363	100	126	0	676
All other nonresidential buildings	233	1,478	0	2,477	73	312	359	1,817
Additions, alterations, and repairs	1,086	4,497	476	11,429	1,153	2,611	1,111	9,408

Type of building construction	Norfolk-Portsmouth, Va.	Phoenix, Ariz.	Rochester, N. Y.	Salt Lake City, Utah	San Diego, Calif.	San Francisco-Oakland, Calif.	Seattle, Wash.	Washington, D. C.
All building construction [1]	**5,753**	**8,081**	**9,690**	**9,532**	**13,107**	**34,234**	**19,989**	**23,436**
New dwelling units [2]	2,060	4,436	4,148	5,868	9,541	14,877	6,242	15,230
New nonresidential building	2,843	1,628	5,028	3,293	2,537	14,828	12,117	5,353
Commercial buildings	240	335	167	1,836	669	4,103	584	3,688
Amusement buildings	6	0	0	163	27	18	0	3
Commercial garages	0	0	53	0	0	11	26	50
Gasoline and service stations	85	77	69	51	36	164	47	235
Office buildings	86	85	0	1,514	305	564	272	2,106
Stores and other mercantile bldgs.	64	173	45	108	302	3,346	240	1,294
Community buildings	1,426	34	2,115	815	1,109	3,670	3,723	1,190
Educational buildings	901	23	2,115	520	715	2,258	3,723	730
Institutional buildings	399	10	0	0	0	130	0	0
Religious buildings	126	2	0	295	394	1,282	0	460
Garages, private residential	62	11	108	111	149	172	127	42
Industrial buildings	0	1,096	2,334	311	356	4,847	7,284	0
Public buildings	1,008	48	0	0	101	1,116	10	172
Public utilities buildings	0	6	303	0	0	336	268	140
All other nonresidential buildings	107	98	1	220	152	584	122	121
Additions, alterations, and repairs	850	710	509	371	1,009	4,280	1,222	2,083

Source: Department of Labor. [1] Includes new nonhousekeeping residential building, not shown separately. [2] Housekeeping only.

Part IV--Contract Awards

Table 21.--Contract Awards: Public Construction, by Ownership and Type of Construction [1]

Ownership and type of construction [2]	Value (*in millions of dollars*)									Percent change, 1st 10 months, 1955-56
	1955	1956						First 10 months		
	Oct.	May	June	July	Aug.	Sept.	Oct.	1955	1956	
ALL PUBLIC CONSTRUCTION	**683.7**	**859.4**	**1,099.2**	**1,090.4**	**826.4**	**746.4**	**809.2**	**7,412.3**	**8,697.4**	**+17**
FEDERALLY OWNED	**105.0**	**169.7**	**340.4**	**175.1**	**101.6**	**110.8**	**122.6**	**1,263.1**	**1,653.4**	**+31**
Residential building	.8	9.3	12.0	.4	1.0	1.8	.5	25.3	58.2	+130
Nonresidential building	42.1	84.0	176.0	44.4	56.5	36.5	82.6	763.7	776.1	+ 2
Educational	.1	.5	4.8	2.3	.7	.3	6.7	9.3	21.4	+130
Hospital and institutional	1.1	10.9	5.2	3.4	1.7	.5	6.8	76.5	42.3	-45
Administrative and general	3.8	17.5	22.1	6.1	3.3	3.5	5.0	56.4	79.4	+41
Other nonresidential building	37.1	55.1	143.9	32.6	50.8	32.2	64.1	621.5	633.0	+ 2
Airfield building	3.4	6.6	8.8	4.1	3.9	5.6	1.8	94.6	62.7	-34
Industrial	24.2	26.8	54.4	12.5	35.9	10.2	31.7	286.0	275.5	- 4
Troop housing	2.8	1.2	40.1	6.1	1.8	7.2	20.3	44.3	106.3	+140
Warehouses	2.8	4.9	4.0	4.5	1.6	3.8	2.0	76.9	58.4	-24
All other	3.9	15.6	36.6	5.4	7.6	5.4	8.3	119.7	130.1	+ 9
Airfields	9.2	7.7	17.7	6.1	7.5	5.2	4.7	117.5	106.1	-10
Conservation and development	42.4	28.7	41.7	54.8	22.6	53.7	22.0	223.5	414.0	+85
Highway	4.2	6.6	17.4	7.1	3.2	8.2	9.3	52.3	70.1	+34
Electric power	2.6	28.2	64.3	58.3	2.9	1.6	1.6	31.1	171.5	(3)
All other federally owned	3.7	5.2	11.3	4.0	7.9	3.8	1.9	49.7	57.4	+15
STATE AND LOCALLY OWNED	**578.7**	**689.7**	**758.8**	**915.3**	**724.8**	**635.6**	**686.6**	**6,149.2**	**7,044.0**	**+15**
Residential building	18.7	21.1	22.7	21.4	12.3	31.7	23.0	184.1	221.8	+20
Nonresidential building	230.6	295.1	287.5	284.4	286.7	260.0	253.4	2,372.0	2,684.2	+13
Educational	165.8	205.9	184.1	199.2	192.9	173.7	175.0	1,731.8	1,888.2	+ 9
Hospital and institutional	19.9	34.3	28.0	24.2	15.6	43.6	28.8	171.4	256.8	+50
Administrative and general	27.3	21.8	40.1	26.1	54.2	16.1	27.7	226.0	276.9	+23
Other nonresidential building	17.6	33.1	35.3	34.9	24.0	26.6	21.9	242.8	262.3	+ 8
Highway	215.1	249.1	305.1	349.3	271.9	223.6	269.1	2,382.9	2,693.0	+13
Sewerage systems	35.6	45.0	60.1	49.3	74.9	54.7	50.3	424.0	573.6	+35
Water supply facilities	35.7	33.3	44.0	76.2	28.9	29.9	43.4	299.6	380.4	+27
Utilities	29.2	31.6	27.7	118.2	30.2	20.9	28.4	375.2	340.4	- 9
Electric power	15.4	7.9	8.6	103.6	15.1	9.0	17.8	217.0	198.1	- 9
Other utilities	13.8	23.7	19.1	14.6	15.1	11.9	10.6	158.2	142.3	-10
All other State and locally owned	13.8	14.5	11.7	16.5	19.9	14.8	19.0	111.4	150.6	+35

Source: Departments of Commerce and Labor. [1] Includes major force-account projects started, principally by TVA and State highway departments. [2] Types not shown separately are included in the appropriate "other" category. [3] Percent increase exceeds 300.

Table 22.--Contract Awards: Highway Construction, by Ownership, Source of Funds, and Type of Facility [1]

Ownership, source of funds, and type of facility	Value (*in millions of dollars*)									Percent change, 1st 10 months, 1955-56
	1955	1956						First 10 months		
	Oct.	May	June	July	Aug.	Sept.	Oct.	1955	1956	
ALL HIGHWAY CONSTRUCTION	**219.3**	**255.7**	**322.5**	**356.4**	**275.1**	**231.8**	**278.4**	**2,435.2**	**2,763.1**	**+13**
FEDERALLY OWNED	**4.2**	**6.6**	**17.4**	**7.1**	**3.2**	**8.2**	**9.3**	**52.3**	**70.1**	**+34**
STATE OWNED	**189.2**	**200.7**	**248.2**	**280.4**	**224.0**	**174.9**	**222.2**	**2,046.9**	**2,271.3**	**+11**
Federally aided projects:										
Total value	95.2	116.8	162.3	149.6	155.4	123.5	157.5	1,029.0	1,380.1	+34
Federal funds	51.6	61.8	83.9	73.8	85.3	68.7	95.2	545.4	734.3	+35
Independent State projects:										
Total value	94.0	83.9	85.9	130.8	68.6	51.4	64.7	1,017.9	891.2	-12
Toll facilities	41.8	15.1	11.4	50.6	10.8	3.0	18.3	512.7	308.2	-40
LOCALLY OWNED [2]	**25.9**	**48.4**	**56.9**	**68.9**	**47.9**	**48.7**	**46.9**	**336.0**	**421.7**	**+26**

Source: Departments of Commerce and Labor. [1] Includes force-account work started on Federal and State projects. [2] By municipalities and counties.

Chart 7.

Contracts Awarded on Public Construction

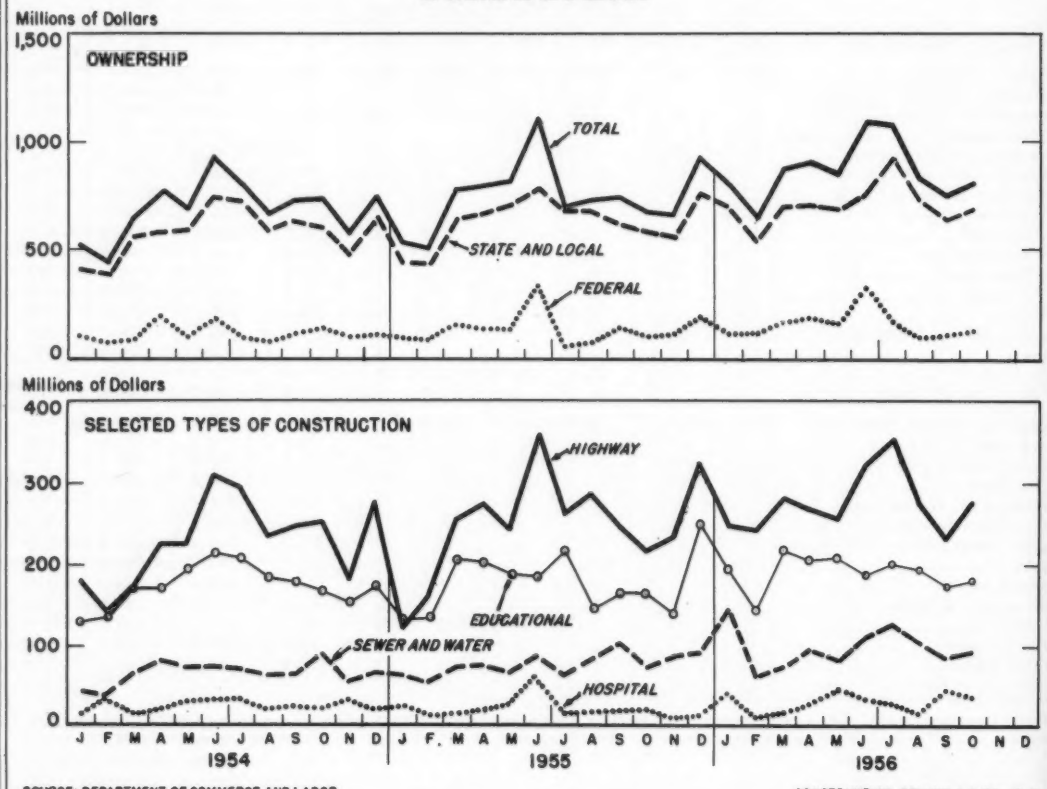


Table 23.--Contracts Awarded in 37 Eastern States

Type of construction	Value *(in millions of dollars)*			Percent change		
				Nov. 1956 from--		
	Nov. 1956	Oct. 1956	First 11 months, 1956	Oct. 1956	Nov. 1955	First 11 months, 1955-56
TOTAL	**1,689**	**1,706**	**22,837**	**- 1**	**- 6**	**+ 5**
Building construction	1,354	1,332	17,759	+ 2	- 2	+ 3
Residential	625	657	9,376	- 5	-14	- 1
Nonresidential	729	675	8,383	+ 8	+10	+ 8
Engineering	335	374	5,078	-11	-18	+11
Public works	260	302	3,746	-14	- 7	+15
Utilities	75	72	1,332	+ 3	-42	+ 1

Source: Compiled by Department of Commerce from data reported by F. W. Dodge Corporation.

Table 24.--Construction Cost Indexes

Compiler and coverage	Indexes (1947-49 = 100)									Percent change, Nov. 1955-56
	1956						1953	1954	1955	
	June	July	Aug.	Sept.	Oct.	Nov.	Nov.	Nov.	Nov.	
American Appraisal Company	134.9	135.7	136.4	136.6	136.6	137.0	124.5	127.2	131.5	+ 4
Associated General Contractors	142.6	144.4	144.4	145.4	145.4	145.4	129.3	133.6	137.9	+ 5
E. H. Boeckh and Associates (20 city average):										
Residences	130.1	130.3	130.5	130.3	130.2	130.3	121.5	121.0	125.7	+ 4
Apartments, hotels, and office buildings	137.4	138.0	138.3	138.5	138.5	138.7	127.3	127.5	132.9	+ 4
Commercial and factory buildings	138.9	139.9	140.2	140.5	140.5	140.7	127.8	128.6	134.3	+ 5
Engineering News-Record (as of Dec. 1):										
Building	144.7	145.3	147.9	147.7	148.0	147.9	128.8	135.1	141.6	+ 4
Construction	153.4	153.7	155.6	155.4	155.4	155.4	134.9	141.9	148.6	+ 5
Department of Commerce composite [1]	130.8	131.6	132.4	132.5	132.5	132.6	122.4	122.3	126.5	+ 5

Source: Department of Commerce. [1] A composite of cost indexes representative of the major types of construction, weighted by the current relative importance of each type.

Table 25.--Indexes of Wholesale Prices of Building Materials, by Selected Classes

Commodity	Indexes (1947-49 = 100)									Percent change, Nov. 1955-56
	1956						1953	1954	1955	
	June	July	Aug.	Sept.	Oct.	Nov.	Nov.	Nov.	Nov.	
ALL BUILDING MATERIALS [1]	**130.6**	**130.6**	**131.5**	**131.0**	**131.0**	**130.8**	**119.5**	**121.9**	**128.1**	**+ 2**
LUMBER AND WOOD PRODUCTS:										
Lumber	129.6	128.5	127.1	125.2	123.6	123.1	116.3	119.6	126.4	- 3
Douglas fir	133.8	131.7	128.9	125.1	122.7	122.1	109.6	125.2	130.1	- 6
Southern pine	119.2	119.5	119.1	119.0	119.0	118.8	113.2	113.9	117.4	+ 1
Other softwoods	140.2	138.8	137.5	135.4	133.3	133.0	129.8	131.3	138.5	- 4
Hardwoods	128.3	127.2	126.6	125.5	123.7	123.2	115.2	111.7	122.9	(2)
Millwork	129.5	129.7	129.5	129.2	128.6	128.5	131.2	130.2	127.9	+ 1
Plywood	101.0	103.3	99.2	99.2	96.1	94.8	103.1	104.3	105.9	-11
Softwood	99.7	103.4	95.4	95.4	90.2	87.7	102.4	110.4	108.9	-20
Hardwood	104.4	105.2	105.2	105.2	104.2	104.2	103.6	100.1	105.0	- 1
PAINT AND PAINT MATERIALS:										
Prepared paint	119.1	119.1	119.1	119.1	122.4	123.6	112.7	112.8	115.0	+ 8
Paint materials	99.4	98.6	98.3	97.9	98.8	99.4	97.7	96.6	97.1	+ 2
METAL PRODUCTS:										
Structural shapes	157.5	157.5	170.5	170.5	170.5	170.5	141.9	146.2	157.5	+ 8
Hardware, finish	147.2	147.2	150.2	150.2	150.2	150.2	136.6	138.0	143.9	+ 4
Plumbing equipment	134.1	134.1	134.1	133.9	133.9	133.9	118.2	118.7	133.1	+ 1
Enameled iron fixtures	125.3	125.3	125.3	125.3	125.3	125.3	129.2	129.2	131.9	- 5
Vitreous china fixtures	124.2	124.2	124.2	124.2	124.2	124.2	111.7	111.7	124.1	(2)
Brass fittings	143.0	143.0	143.0	142.6	142.6	142.6	115.9	117.1	138.1	+ 3
Heating equipment	117.4	117.9	119.1	121.0	121.9	121.9	115.8	114.3	117.4	+ 4
Furnaces	124.0	124.1	126.6	130.3	130.3	130.3	120.8	121.1	123.2	+ 6
Water heaters	106.5	108.3	108.3	108.3	108.4	108.4	111.0	108.2	112.0	- 3
Metal sash	140.9	139.9	147.5	148.3	148.3	148.3	127.3	132.5	146.3	+ 1
NONMETALLIC MINERAL PRODUCTS:										
Glass, plate	137.5	145.7	145.7	145.7	145.7	145.7	132.0	132.0	137.5	+ 6
Glass, window	141.2	143.5	145.9	145.9	145.9	145.9	131.3	131.3	138.8	+ 5
Concrete ingredients	130.4	130.6	130.7	130.7	131.6	131.6	119.4	122.1	125.6	+ 5
Portland cement	139.4	139.8	139.8	139.8	141.4	141.4	124.4	128.3	132.3	+ 7
Concrete products	121.9	123.0	123.4	124.8	125.0	125.3	117.4	117.4	120.2	+ 4
Structural clay products	146.5	149.3	150.1	150.1	150.1	150.3	132.1	135.4	144.5	+ 4
Gypsum products	127.1	127.1	127.1	127.1	127.1	127.1	122.1	122.1	122.1	+ 4
Asphalt roofing	111.9	117.9	117.5	117.5	117.5	114.9	109.9	106.1	101.0	+14
Insulation materials	99.6	100.9	100.9	100.3	100.3	100.3	110.1	107.3	105.7	- 5
MISCELLANEOUS PRODUCTS:										
Building board	138.1	138.1	138.1	138.1	138.1	138.1	123.0	127.6	133.3	+ 4
Kitchen cabinets, metal	136.5	136.5	136.5	138.7	142.0	142.0	127.2	128.2	136.5	+ 4

Source: Department of Labor. [1] Includes items not shown separately. [2] Change of less than one-half of 1 percent.

Table 26.--Wholesale Prices of Selected Building Materials

Commodity	Unit	1956		1955
		Oct.	Sept.	Oct.
LUMBER				
Douglas fir:				
Dimension, No. 1, 25% No. 2, green, S4S, 2"x4", R.L., mixed c/l, f.o.b. mill	*M bd. ft.*	$67.116	$67.816	$74.116
Boards, No. 1, 25% No. 2, green, S4S, R.L., 1"x8", loose, mixed c/l of boards and dimension, f.o.b. mill	*M bd. ft.*	61,552	62.206	68.273
Timbers, wide, 8"x8" to 12"x12", R.L., green, f.o.b. mill	*M bd. ft.*	79.282	81.081	82.108
Southern pine:				
Dimension, No. 2 and better, 2"x4"x16', dry, S.L., S4S, f.o.b. mill	*M bd. ft.*	86.255	85.887	83.871
Boards, No. 2 and better, 1"x6", dry, R.L., S4S, f.o.b. mill	*M bd. ft.*	81.794	81.884	80.683
Ponderosa pine boards, No. 3 common, 1"x8", R.L., S2 or 4S, c/l or mixed cars, f.o.b. mill	*M bd. ft.*	70.830	73.530	80.130
Oak, red, flooring, plain, 25/32" thick, 2-1/4" face, select, f.o.b. mill	*M bd. ft.*	189.079	190.243	197.414
Maple flooring, 2d grade, 25/32"x2-1/4" face, f.o.b. mill	*M bd. ft.*	209.738	211.082	190.904
Poplar, plain, No. 2B common, 4/4", R.W., f.o.b. mill	*M bd. ft.*	60.000	60.000	55.000
Beech, No. 2 common, 4/4", R.W. & L., f.o.b. mill	*M bd. ft.*	56.000	56.000	52.000
MILLWORK				
Door, Douglas fir, interior, 2 plywood panels, 2'6"x6'8"x1-3/8", f.o.b. factory	*Each*	(1)	(1)	(1)
Door frame, ponderosa pine, exterior, 1-5/16"x2" casing, with sill, f.o.b. factory	*Each*	9.394	9.372	9.351
Window, ponderosa pine, 2-light, check rail, open, f.o.b. factory	*Each*	1.668	1.674	1.665
PLYWOOD				
Douglas fir, interior, grade A-D, 1/4"x48"x96", f.o.b. mill	*M sq. ft.*	65.246	68.448	80.807
Douglas fir, interior, grade C-D, 5/16"x48"x96", f.o.b. mill	*M sq. ft.*	57.951	61.463	70.660
BOARD				
Insulation, fiber, 1/2"x48"x96", interior, f.o.b. plant, freight equalized	*M sq. ft.*	57.500	57.500	55.500
PREPARED PAINT				
Emulsion, water-thinned, inside, delivered	*Gallon*	2.608	2.510	2.399
Varnish, floor, first grade, delivered	*Gallon*	3.951	3.874	3.778
Enamel, white, gloss, first grade, delivered	*Gallon*	4.928	4.802	4.639
Inside, flat, white, first grade, delivered	*Gallon*	3.203	3.116	2.956
Outside, white, first grade, delivered	*Gallon*	4.610	4.477	4.348
METAL PRODUCTS				
Structural shapes, carbon steel, 6"x4"x1/2" angles, 30' long, ASTM spec. A-7, base quantity, f.o.b. mill	*100 lb.*	5.267	5.267	4.867
Bars, reinforcing, carbon steel, 3/4" rounds x 30' long with 10% shorts, spec. ASTM A-15, 50T, base quantity, f.o.b. mill	*100 lb.*	5.738	5.738	5.313
Sheets, galvanized, carbon steel, 24 gage x 30" wide x 96" long, commercial coating, base chemistry, base packaging, base quantity, f.o.b. mill	*100 lb.*	8.220	8.220	7.690
Pipe, standard, black, carbon steel, buttweld, threaded and coupled, 1-1/4" nominal, random lengths, wt. 228 lbs., f.o.b. mill	*100 ft.*	18.376	18.376	16.366
Pipe, standard, galvanized, carbon steel, buttweld, threaded and coupled, 1-1/4" nominal, random lengths, wt. 228 lbs., f.o.b. mill	*100 ft.*	22.516	22.516	19.971
Nails, wire, carbon steel, 8-penny, common, c/l, f.o.b. mill	*100 lb. keg*	9.368	9.368	8.618
Soil pipe, cast iron, 2" to 6", single and double hub, service pipe, extra heavy, f.o.b. foundry, index number (1947-49 = 100)	*Ton*	(114.5)	(114.5)	(111.3)
Aluminum sheets, 3003-H14, hard alloy, mill finish, 0.64"x48"x144", 30,000 lbs. or over, f.o.b. shipping point, freight allowed	*Pound*	$0.427	$0.427	$0.393
Copper water tubing, type L, 3/4" size, 0.045" thick, 2,000 ft. or more in 60' coils (0.455 lbs. per linear ft.), f.o.b. mill, freight allowed	*Foot*	.303	.316	.319
Wire, building, type R, size 12, single braid, f.o.b. destination, or freight prepaid on specified amounts	*M ft.*	21.447	20.847	17.510
Screening, insect, bronze wire, 18x14 mesh, 30" wide, c/l, f.o.b. factory	*Linear ft. roll*	30.680	30.680	29.673
PLUMBING EQUIPMENT				
Bath tub, enameled iron, 5', recessed, f.o.b. factory, freight allowed	*Each*	55.113	55.113	55.113
Lavatory, enameled iron, 20"x18", f.o.b. plant, freight allowed	*Each*	13.497	13.497	13.500
Water closet, vitreous china, close coupled, reverse trap, f.o.b. plant, freight allowed	*Each*	24.682	24.682	24.392
Sink, enameled steel, 32"x21", flat rim, 2-compartment, acid resisting, without drainboard, f.o.b. plant, freight allowed	*Each*	15.687	15.687	16.634

See footnotes at end of table.

Table 26.--Wholesale Prices of Selected Building Materials--Continued

Commodity	Unit	1956		1955
		Oct.	Sept.	Oct.
HEATING EQUIPMENT				
Boiler, heating, steel, oil fired, steam rating 400 sq. ft., less burner, with jacket and standard trim, f.o.b. factory, freight allowed	*Each*	$193.570	$193.570	$186.122
Convector, nonferrous, free standing, average steam rating 43 sq. ft., E.D.R., f.o.b. factory, freight allowance	*Sq. ft., incl. enclosure*	.454	.454	.442
Furnace, warm air:				
Steel, oil fired, forced air, gun-type burner, average bonnet output 90,000-115,000 BTU per hr., f.o.b. factory, freight allowance	*Each*	250.019	250.019	247.575
Steel, gas fired, standard automatic controls, average input rating 85,000-110,000 BTU per hr., enclosing jacket, f.o.b. factory, freight allowance	*Each*	174.334	174.334	166.051
Furnace, floor, gas fired, floor grill, average input rating 40,000-60,000 BTU per hr., manual controls, f.o.b. factory	*Each*	57.541	57.541	60.306
Oil burner, mechanical forced draft (gun-type), 2-1/2 gal. per hr., thermostat, limit and stack controls, f.o.b. factory	*Each*	106.181	106.181	102.100
Water heater, gas, automatic, 30-gal. storage tank, galvanized steel, 1-year guarantee, f.o.b. factory, freight allowed	*Each*	41.640	41.640	40.954
NONMETALLIC MINERAL PRODUCTS				
Sand, construction, f.o.b. plant	*Ton*	1.231	1.231	1.195
Gravel, for concrete, 1-1/2" maximum, f.o.b. plant	*Ton*	1.514	1.509	1.438
Crushed stone, for concrete, 1-1/2" maximum, f.o.b. plant	*Ton*	1.614	1.612	1.600
Block, concrete, lightweight aggregate, 8"x8"x16", f.o.b. plant	*Each*	.182	.181	.176
Pipe, concrete, culvert, reinforced, 24" diameter, ASTM spec. C76-41 table 1, 3" wall thickness, 3'-8' lengths, delivered	*Foot*	4.126	4.126	3.910
Brick, building, f.o.b. plant	*Thousand*	30.718	30.668	29.736
Brick, face, red, first quality, textured, f.o.b. plant	*Thousand*	39.998	39.998	38.415
Tile, clay, partition, scored, 4"x12"x12", 3-cell, 16 lbs., f.o.b. plant	*Thousand*	134.556	134.556	130.431
Sewer pipe, vitrified clay, 8" diameter, 3' lengths, standard strength, f.o.b. plant	*Foot*	.520	.520	.500
Lath, gypsum, 3/8"x16"x48", f.o.b. plant, freight equalized	*M sq. ft.*	24.990	24.990	24.010
Wallboard, gypsum, 3/8"x48", varying lengths, f.o.b. plant, freight equalized	*M sq. ft.*	32.830	32.830	31.850
Plaster, gypsum, base coat, f.o.b. plant, freight equalized	*Ton*	15.928	15.928	14.948
Shingles, asphalt, strip, 210 lbs., f.o.b. factory, freight allowance	*Square*	5.897	5.897	5.715
Lime, hydrated, building, finishing, f.o.b. plant	*Ton*	21.183	20.517	19.972
Siding shingles, asbestos cement, f.o.b. plant, freight equalized	*Square*	11.111	10.996	10.306

Source: Department of Labor. [1] Not available.

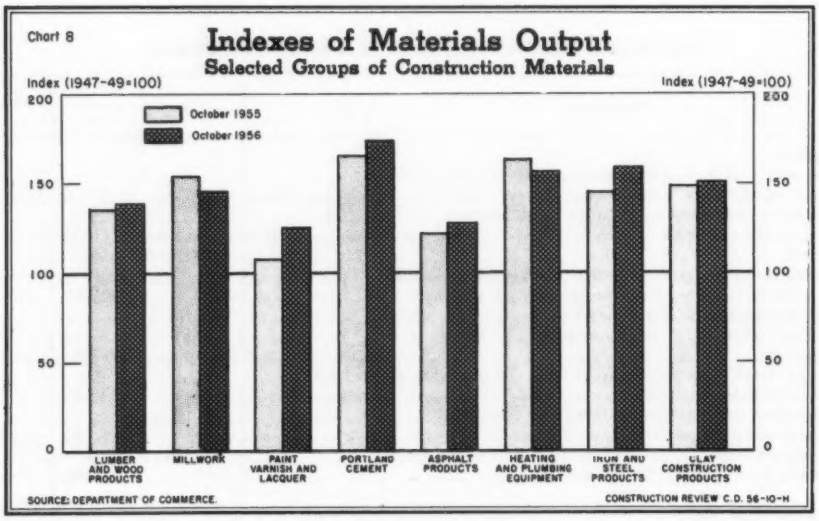


Table 27.--Construction Materials: Indexes of Output

(Monthly average 1947-49=100)

Materials group	Monthly Indexes												
	1955			1956									
	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.
Lumber and wood products	135.0	124.4	117.4	121.0	119.5	129.0	129.3	138.6	130.0	119.8	143.1	123.6	138.4
Millwork[1]	154.2	145.7	118.0	124.6	140.0	146.5	144.8	145.1	139.5	115.9	159.5	136.8	145.9
Paint, varnish, and lacquer	107.1	105.9	100.3	112.3	114.4	120.4	117.9	129.3	124.4	117.5	129.8	113.6	125.5
Portland cement	167.0	148.9	138.0	128.2	117.1	139.9	156.3	177.1	172.1	176.5	179.8	171.3	173.8
Asphalt products	122.4	110.1	71.2	68.5	100.3	130.0	80.8	113.6	119.8	121.1	127.6	118.0	128.0
Heating and plumbing equipment	164.0	139.7	107.7	126.8	118.0	133.3	116.6	125.4	123.3	118.5	156.5	158.0	157.6
Iron and steel products	145.0	134.9	132.3	136.4	143.4	155.7	152.2	164.2	164.0	(2)	140.1	138.2	159.2
Clay construction products	148.0	146.0	136.4	136.1	129.2	146.4	137.6	146.5	147.3	145.9	155.3	139.0	151.1

	Quarterly Indexes					
	1955			1956		
	Second quarter	Third quarter	Fourth quarter	First quarter	Second quarter	Third quarter
Gypsum products	173.7	180.3	185.4	187.6	188.6	157.3
Plumbing fixtures	141.3	130.4	142.2	140.6	137.4	116.8

Source: Table compiled by Department of Commerce from data reported by various Government agencies and by private firms, as shown in notes to the tables following in Part VI. [1] Revised; see table 27-A below. [2] Not available.

Table 27-A.--Millwork Products: Revised Indexes of Production[1]

(Monthly average 1947-49=100)

Year	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Annual average
1947	84.1	74.1	82.0	89.6	92.9	90.7	79.4	98.7	89.9	111.7	98.7	97.4	90.8
1948	110.6	104.4	120.3	118.1	108.6	110.0	79.8	113.4	113.2	107.6	106.8	115.6	109.0
1949	102.5	100.9	110.3	94.1	87.6	96.1	75.0	104.2	98.7	102.2	112.3	118.2	100.2
1950	118.5	122.3	140.4	130.8	130.2	128.1	100.0	140.8	119.0	130.4	125.5	108.0	124.5
1951	117.8	111.5	128.3	116.6	125.7	112.3	79.8	105.4	88.4	102.9	81.2	72.1	103.5
1952	81.0	84.5	98.0	101.7	102.1	108.1	105.1	113.1	121.9	134.0	109.1	121.7	106.7
1953	121.0	119.9	125.6	122.3	127.2	123.3	108.5	122.9	115.2	112.3	94.6	100.1	116.1
1954	98.3	100.3	120.8	114.9	125.3	137.5	111.6	151.8	164.4	163.0	146.1	149.7	132.0
1955	146.5	146.5	173.9	161.5	149.5	160.9	128.2	167.6	168.8	154.2	145.7	118.0	151.8
1956	124.6	140.0	146.5	144.8	145.1	139.5	115.9	159.5	136.8	145.9			

Source: Table compiled by Department of Commerce from data reported by the National Wood Work Manufacturers Association, whose data are for member firms only, and are not adjusted to represent full coverage. [1] Indexes for millwork products output are revised from January 1947 to exclude data (no longer available) for Douglas fir panel-type doors. The revised indexes are based on a composite of hardwood doors, softwood doors, exterior frames, and open sash--and replace data published previously in Construction Review for this item.

Chart 9.

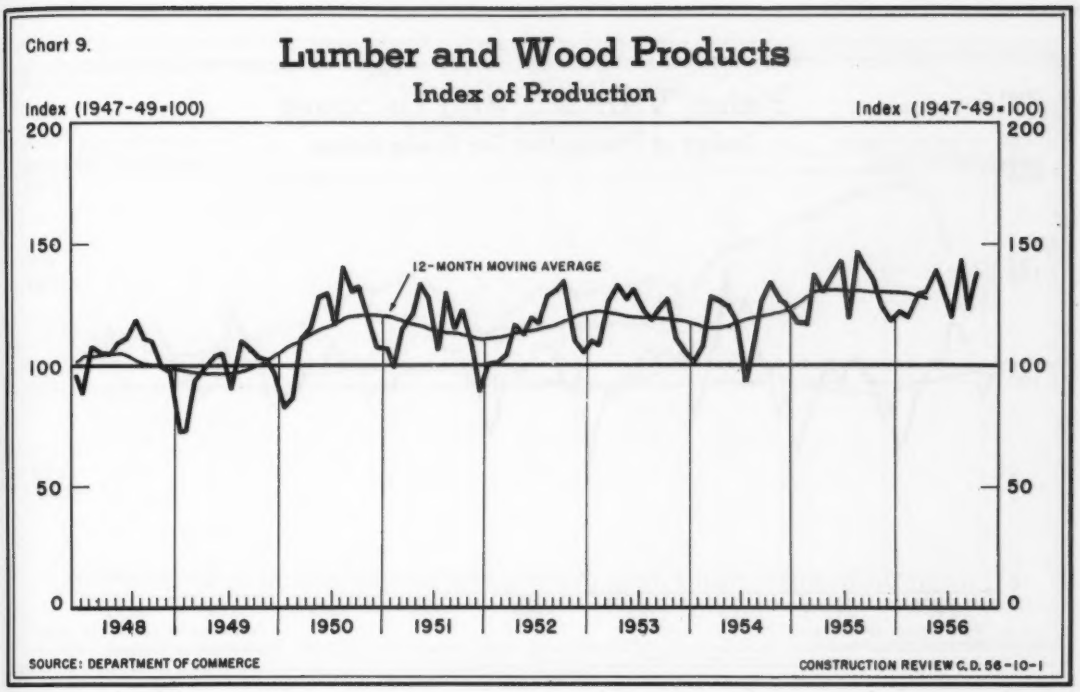


Table 28.--Lumber and Wood Products: Production, Shipments, and Stocks

Period	Softwood lumber (*Million board feet*)			Hardwood flooring (*Thousand board feet*)			Douglas fir plywood (*Million square feet*)	Insulating boards (*Tons*)	Hardboard (*Tons*)
	Production	Shipments	Stocks*	Production	Shipments	Stocks*	Production		
1947-49 average	28,048	27,440	4,448	812,365	789,437	44,455	1,802	766,269	294,214
Year: 1953	31,072	30,318	5,756	1,004,558	1,010,972	73,449	3,704	950,889	423,418
1954	29,296	29,798	5,275	1,145,118	1,139,091	68,425	3,825	1,005,244	464,868
1955	31,563	31,432	5,429	1,268,104	1,258,914	70,045	4,901	1,092,890	517,834
12 months ending:									
July 1956	30,872	30,338	--	1,233,068	1,190,122	--	5,070	1,179,820	546,161
August 1956	30,714	30,083	--	1,225,759	1,179,434	--	5,131	1,181,358	548,913
September 1956	30,332	29,627	--	1,207,451	1,157,342	--	5,120	1,172,381	550,426
October 1956	30,354	29,594	--	1,205,681	1,149,262	--	5,186	1,161,807	551,547
1955: October	2,728	2,605	6,665	105,945	104,909	51,644	428	98,960	45,355
November	2,442	2,360	5,254	106,217	98,949	58,812	423	91,442	44,363
December	2,280	2,106	5,429	97,765	86,532	70,045	414	91,543	41,063
1956: January	2,305	2,227	5,495	100,999	94,957	76,187	448	91,924	49,731
February	2,289	2,288	5,486	97,393	93,162	81,877	443	93,920	44,164
March	2,483	2,593	5,380	102,516	99,491	88,249	470	105,377	46,777
April	2,541	2,620	5,311	97,788	94,970	83,056	447	103,267	47,380
May	2,796	2,780	5,327	108,891	104,107	87,890	432	106,204	49,185
June	2,665	2,603	5,392	100,955	98,374	88,216	372	104,092	46,603
July	2,434	2,438	5,388	91,105	90,591	87,593	355	99,354	44,078
August	2,880	2,707	5,561	106,847	102,807	93,916	476	101,804	47,548
September	2,489	2,300	5,730	91,030	88,493	95,235	412	84,494	44,179
October	2,750	2,572	5,910	104,175	96,829	102,681	494	88,386	46,476
	Percent change								
October, 1955-56	+1	-1	-11	-2	- 8	+99	+15	-11	+2
First 10 mos., 1955-56	-5	-7	--'	-6	-10	--	+ 7	+ 8	+8

Source: Table compiled by Department of Commerce (BDSA) from data reported by the National Lumber Manufacturers Association, the Douglas Fir Plywood Association, and the Bureau of the Census. * As of end of period.

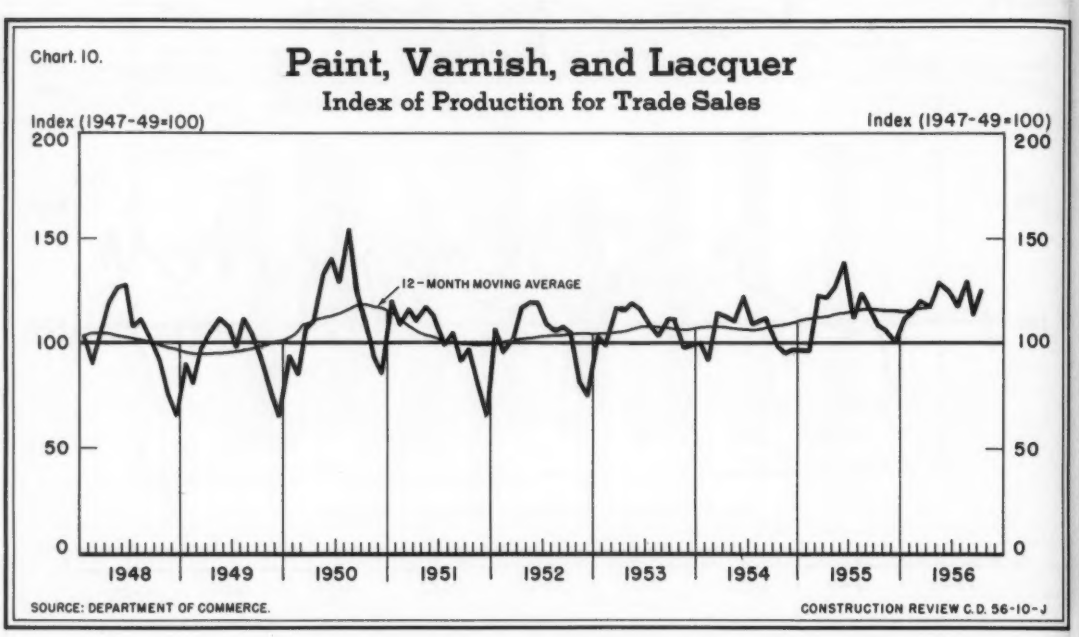


Table 29.--Millwork Products, and Paint, Varnish, and Lacquer: Production*

Period	Production (*Thousands of units*)				Production for trade sales (*Thousands of gallons*)
	Ponderosa pine doors	Hardwood doors	Sash	Exterior frames	Paint, varnish, & lacquer
1947-49 average	3,780	3,172	11,246	4,152	266,701
Year: 1953	2,487	4,783	11,419	5,072	288,094
1954	2,285	5,940	11,054	5,791	282,979
1955	2,253	6,786	12,733	7,259	304,476
12 months ending:					
July 1956	2,125	6,568	11,309	6,513	309,121
August 1956	2,125	6,514	11,368	6,494	310,553
September 1956	2,093	6,422	11,249	6,260	309,555
October 1956	2,079	6,452	11,178	6,087	313,661
1955: October	206	528	1,174	681	23,797
November	193	517	1,145	591	23,529
December	149	454	897	414	22,282
1956: January	166	480	873	442	24,954
February	189	561	896	463	25,423
March	182	625	771	460	26,768
April	168	618	738	476	26,197
May	176	572	913	535	28,738
June	164	534	844	569	27,650
July	127	445	758	465	26,105
August	203	559	1,222	685	28,855
September	170	529	1,018	479	25,257
October	192	558	1,103	508	27,903
	Percent change				
October, 1955-56	-7	+6	- 6	-25	+17
First 10 mos., 1955-56	-9	-6	-15	-19	+ 4

Source: Table compiled by Department of Commerce (BDSA) from data reported by the National Wood Work Manufacturers Association (whose data on ponderosa pine and hardwood doors, sash and exterior frames are only from member firms, and are not adjusted to represent full coverage), and the Bureau of the Census. * Data on the production of Douglas fir panel-type doors, shown previously in this table, are no longer available. The indexes of millwork products production have been revised accordingly, and are shown in table 27-A of this issue.

Chart II.

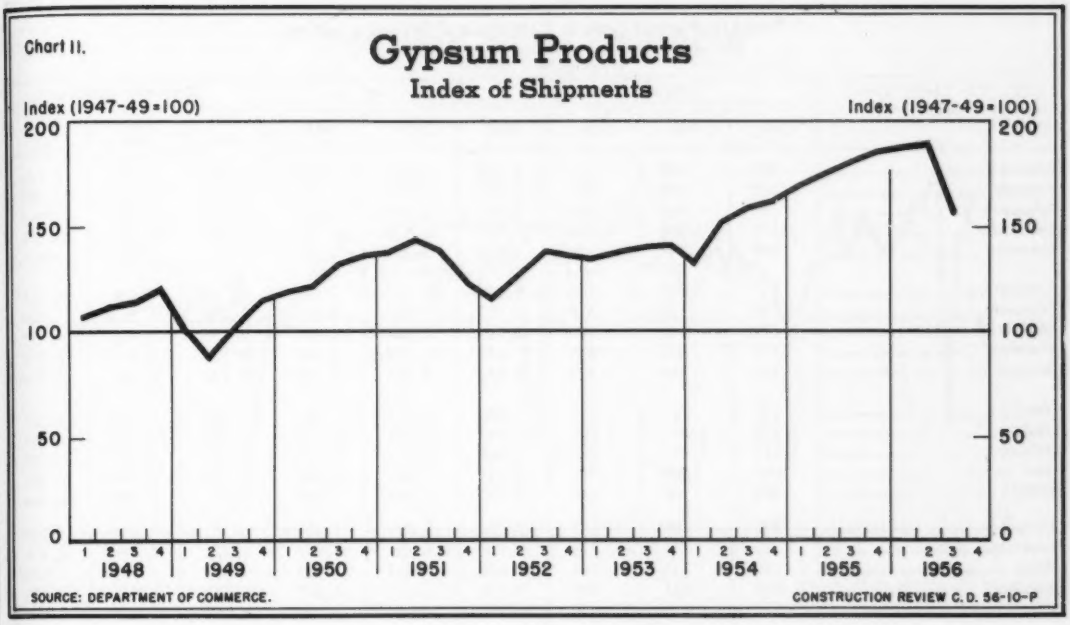


Table 30.--Portland Cement, and Asphalt and Gypsum Products: Production, Shipments, and Stocks

Period	Portland cement (Thousands of barrels) Production	Portland cement (Thousands of barrels) Shipments	Portland cement (Thousands of barrels) Stocks*	Shipments (Thousands of squares) Asphalt prepared roofing	Asphalt siding	Asphalt insulated brick siding	Asphalt and tar saturated felts	Shipments (Million square feet) Gypsum board[1]	Gypsum lath[1]
1947-49 average	200,607	199,306	11,922	61,252	3,365	2,811	17,087	2,478	2,075
Year: 1953	264,022	260,889	19,231	56,703	1,557	2,794	25,778	3,757	2,435
1954	271,277	274,096	16,731	59,132	1,428	2,297	28,991	4,217	2,484
1955	296,829	296,275	17,536	62,582	1,288	2,194	34,629	4,911	2,926
12 months ending:									
July 1956	309,125	305,194	--	61,359	1,255	2,148	32,561		
August 1956	311,319	306,918	--	60,637	1,250	2,139	32,137		
September 1956	313,004	307,226	--	60,297	1,241	2,094	32,163	5,057	2,865
October 1956	314,131	309,863	--	60,657	1,245	2,101	32,310		
1955: October	27,924	28,950	8,753	5,801	144	229	2,692		
November	24,894	21,985	11,663	4,644	124	169	3,436	1,298	748
December	23,075	17,203	17,536	2,986	78	93	2,754		
1956: January	21,440	13,500	25,456	3,188	83	94	1,798		
February	19,578	16,093	28,939	4,624	112	116	2,784	1,339	719
March	23,386	22,471	29,854	6,157	120	183	3,294		
April	26,134	27,261	28,675	3,951	64	151	1,742		
May	29,606	32,087	26,198	5,499	78	202	2,577	1,296	796
June	28,771	32,296	22,679	5,757	95	197	2,830		
July	29,498	31,598	20,585	5,800	101	206	2,844		
August	30,055	33,607	17,406	6,166	117	244	2,804	1,124	602
September	28,643	30,175	15,538	5,724	125	210	2,608		
October	29,051	31,587	12,996	6,161	148	236	2,839		
	Percent change								
October, 1955-56	+4	+9	+48	+6	+3	+3	+5	--	--
First 10 mos., 1955-56	+7	+5	--	-4	-4	-5	-8	--	--

Source: Table compiled by Department of Commerce (BDSA) from data reported by the Department of Interior (Bureau of Mines), and the Bureau of the Census. * As of end of period. [1] Data reported on quarterly basis.

Table31.--Portland Cement: Destination of Shipments, by State

(Thousands of barrels)

State	1956			Calendar year			12 months ending--		
	July	Aug.	Sept.	1953	1954	1955	July 1956	Aug. 1956	Sept. 1956
Alabama	403	465	429	4,260	3,943	3,949	4,573	4,651	4,726
Arizona	227	270	201	2,433	2,215	2,337	2,447	2,558	2,558
Arkansas	189	182	164	1,762	1,894	2,519	1,854	1,847	1,849
California	3,179	3,460	2,993	27,737	28,528	31,553	33,658	33,843	33,872
Colorado	408	393	340	2,941	3,285	3,486	3,958	3,998	4,003
Connecticut	417	493	444	3,194	3,258	3,380	3,744	3,908	4,056
Delaware	110	128	118	902	910	1,097	1,121	1,113	1,120
District of Columbia	109	141	127	1,249	1,324	1,395	1,358	1,378	1,377
Florida	722	821	865	7,487	8,354	8,997	8,384	8,431	8,562
Georgia	460	540	422	4,644	4,441	5,198	5,616	5,665	5,670
Idaho	125	127	118	986	1,215	923	997	1,012	1,025
Illinois	1,938	1,811	1,660	13,439	14,973	14,670	16,242	16,371	16,487
Indiana	1,013	1,055	883	6,568	6,724	8,073	9,313	9,295	9,202
Iowa	947	880	730	4,941	5,863	5,883	6,920	6,929	6,862
Kansas	593	704	645	5,801	6,576	7,248	7,081	6,990	6,964
Kentucky	326	398	347	3,354	3,026	3,636	3,740	3,638	3,568
Louisiana	725	735	718	5,728	6,292	7,347	8,326	8,431	8,456
Maine	149	124	124	894	857	961	965	979	979
Maryland	509	631	508	4,676	4,447	4,882	5,538	5,718	5,775
Massachusetts	620	618	631	4,351	4,180	5,239	5,574	5,740	5,899
Michigan	1,952	1,971	1,924	12,716	13,076	13,991	15,040	15,341	15,629
Minnesota	742	693	553	4,968	5,500	5,838	5,788	5,754	5,642
Mississippi	191	205	179	1,696	1,732	1,972	2,009	1,957	1,985
Missouri	715	809	723	6,796	7,556	7,824	7,811	7,758	7,680
Montana	169	213	169	949	1,019	951	1,186	1,285	1,327
Nebraska	403	381	347	3,384	3,724	3,485	3,387	3,350	3,355
Nevada	58	64	48	618	842	737	676	677	664
New Hampshire	149	90	71	549	827	1,147	1,120	1,046	960
New Jersey	922	1,018	1,009	8,581	9,164	9,337	9,275	9,393	9,479
New Mexico	210	208	164	1,860	2,111	1,996	2,028	2,038	2,049
New York	2,209	2,570	2,237	19,134	20,290	19,399	19,376	19,810	19,859
North Carolina	426	443	388	3,715	4,009	4,414	4,288	4,355	4,371
North Dakota	193	189	180	1,148	1,161	1,150	1,233	1,272	1,309
Ohio	1,993	2,037	1,912	14,286	16,003	17,320	16,577	16,457	16,692
Oklahoma	365	448	422	4,158	4,364	4,785	4,648	4,680	4,706
Oregon	260	289	288	2,445	2,081	2,398	2,448	2,440	2,470
Pennsylvania	1,649	1,818	1,764	15,234	15,108	16,077	15,394	15,468	15,325
Rhode Island	94	82	83	857	685	822	832	828	822
South Carolina	202	217	174	2,217	1,993	2,461	2,497	2,474	2,404
South Dakota	192	207	193	1,246	1,116	1,221	1,361	1,375	1,365
Tennessee	420	502	466	4,856	4,683	5,088	5,234	5,166	5,102
Texas	1,802	1,790	1,623	16,158	19,081	20,781	21,041	20,914	20,825
Utah	177	260	228	1,343	1,508	1,835	1,984	2,020	2,023
Vermont	44	38	39	300	242	294	311	319	322
Virginia	537	578	480	4,701	4,474	4,801	5,274	5,429	5,460
Washington	510	552	465	5,413	5,684	5,656	4,968	4,856	4,696
West Virginia	199	231	212	1,921	2,379	2,053	2,123	2,145	1,936
Wisconsin	827	920	642	6,127	5,840	5,977	6,500	6,642	6,760
Wyoming	70	79	65	538	585	578	650	666	659

Source: Table compiled by Department of Commerce from data reported by Department of Interior (Bureau of Mines).

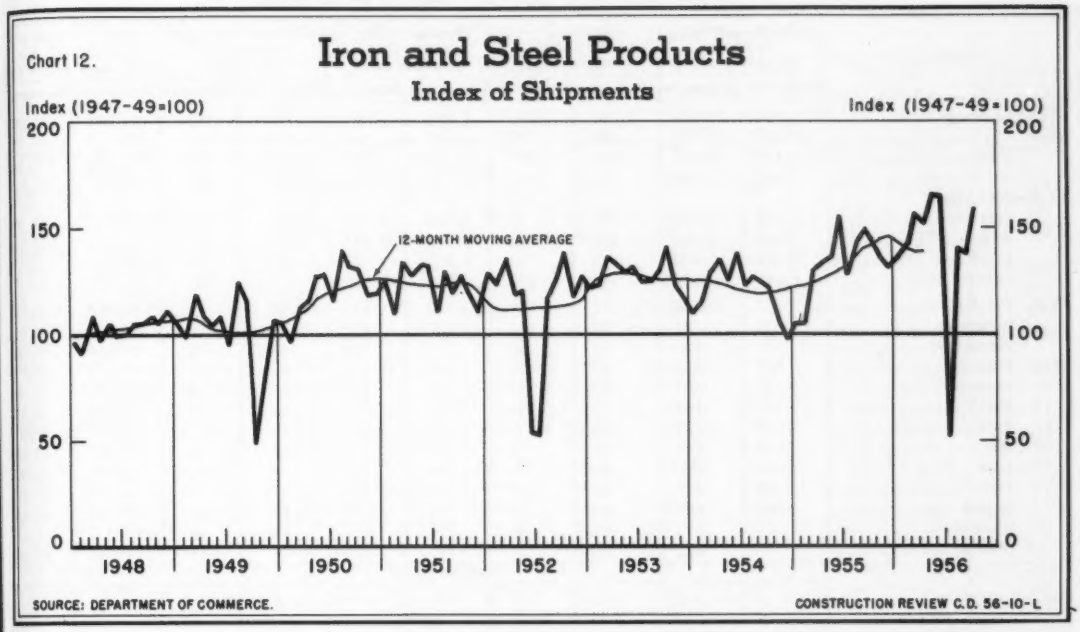


Table 32.--Iron and Steel Products: Shipments, Bookings, and Backlog

(Thousands of tons)

Period	Shipments									Shipments	Bookings	Backlog [1]
	Line pipe	Concrete reinforcing bars	Galvanized sheets	Nails	Piling	Rails	Cast-iron pipe: Pressure	Cast-iron pipe: Soil	Rigid steel conduit	Fabricated structural steel	Fabricated structural steel	Fabricated structural steel
1947-49 average	1,975	1,523	1,669	797	309	2,167	1,075	604	226	2,248	2,105	--
Year: 1953	3,507	1,849	2,291	529	343	1,954	1,286	677	221	3,117	2,787	1,010
1954	2,595	1,751	2,363	567	388	1,196	1,376	744	227	3,136	2,510	743
1955	3,083	2,163	2,865	651	391	1,233	1,682	869	280	2,981	3,693	1,029
12 months ending:												
July 1956	(2)	(2)	(2)	(2)	(2)	(2)	1,800	842	344	3,237	4,137	--
August 1956	3,248	2,320	2,975	573	389	1,145	1,824	837	351	3,182	4,093	--
September 1956	3,194	2,368	2,963	570	401	1,178	1,810	821	350	3,134	4,000	--
October 1956	3,262	2,416	2,982	569	407	1,223	1,820	816	351	3,138	3,982	--
1955: October	265	202	260	53	41	86	161	76	26	284	309	1,068
November	260	194	256	40	34	74	149	67	24	259	345	1,088
December	278	194	262	35	36	98	134	46	24	248	368	1,029
1956: January	274	182	269	50	30	131	131	59	22	251	405	1,176
February	288	174	273	49	32	114	133	64	27	285	331	1,199
March	299	217	291	56	39	131	132	74	28	307	366	1,187
April	304	228	267	50	33	129	152	70	31	290	379	1,107
May	367	230	273	56	37	114	172	79	35	306	358	1,224
June	332	275	279	72	41	106	170	74	45	285	337	1,193
July	(2)	(2)	(2)	(2)	(2)	(2)	145	66	36	165	288	1,227
August	[2]286	[2]238	[2]276	[2]54	[2]33	[2]67	180	80	28	213	268	1,191
September	241	234	257	55	45	128	151	66	24	241	246	1,226
October	333	250	279	52	47	131	171	71	27	288	291	1,239
	Percent change											
October, 1955-56	+26	+24	+7	- 2	+15	+52	+ 6	-7	+ 4	+1	- 6	+16
First 10 mos., 1955-56	+ 7	+14	+5	-14	+ 5	- 1	+10	-7	+31	+6	+10	--

Source: Table compiled by the Department of Commerce (BDSA) from data reported by the American Iron and Steel Institute, the National Electric Manufacturers Association, the American Institute of Steel Construction, and the Bureau of the Census. [1] Scheduled for fabrication in the next 4 months. [2] July data not available separately. The figures given here for August 1956 were reported as July-August totals by the American Iron and Steel Institute because the steel industry was shut down by work stoppages in effect during July.

Table 33.--Clay Construction Products: Production and Shipments

Period	Brick, common and face (*Million brick*)		Structural clay tile (*Thousand tons*)		Vitrified clay sewer pipe (*Thousand tons*)		Hollow facing tile (*Million brick equivalent*)		Glazed & unglazed floor & wall tile (*Thousand square feet*)	
	Production	Shipments	Production	Shipments	Production	Shipments	Production	Shipments	Production	Shipments
1947-49 average	5,504	5,324	1,286	1,231	1,451	1,375	357	341	104,800	101,088
Year: 1953	5,875	5,771	990	922	1,655	1,563	456	444	137,429	134,375
1954	6,153	6,119	953	895	1,702	1,636	457	444	141,066	139,515
1955	7,148	7,010	839	835	1,925	1,880	493	482	187,991	187,828
12 months ending:										
July 1956	7,515	7,025	809	749	1,926	1,889	528	501	207,640	197,402
August 1956	7,523	6,986	805	731	1,944	1,883	527	499	208,588	197,267
September 1956	7,450	6,879	801	713	1,935	1,864	529	498	207,093	194,659
October 1956	7,440	6,842	793	700	1,955	1,879	535	504	207,169	193,217
1955: October	657	638	72	74	172	172	38	37	17,467	16,917
November	633	581	70	64	174	157	38	37	17,668	16,543
December	567	480	69	60	163	118	43	40	16,986	16,308
1956: January	565	435	69	54	155	121	43	42	17,527	15,977
February	536	455	63	51	157	155	43	39	15,781	15,481
March	611	541	68	55	173	159	48	45	18,173	16,638
April	627	625	66	59	117	128	49	45	17,371	16,289
May	672	661	65	61	127	137	47	43	18,681	17,065
June	646	632	60	59	164	183	44	43	18,093	16,092
July	648	619	65	57	168	178	48	44	16,428	15,913
August	685	641	69	63	191	187	45	44	17,446	16,834
September	603	571	65	56	174	169	43	39	15,472	14,607
October	647	601	64	61	192	187	44	43	17,543	15,473
	Percent change									
October, 1955-56	- 2	- 6	-11	-18	+12	+ 9	+16	+16	(1)	- 9
First 10 mos., 1955-56	+ 5	- 3	- 7	-19	+ 2	(1)	+10	+ 5	+13	+3

Source: Table compiled by Department of Commerce (BDSA) from data reported by the Bureau of the Census. [1]Change of less than one-half of 1 percent.

Table 34.--Clay Construction Products: Production and Shipments, by Census Region [1]

Census region	PRODUCTION				SHIPMENTS			
	October 1956		First 10 months 1956		October 1956		First 10 months 1956	
	Quantity	Percent change from Oct. 1955	Quantity	Percent change, 1955-56	Quantity	Percent change from Oct. 1955	Quantity	Percent change, 1955-56
	Brick, common and face (*thousands*)							
U. S. TOTAL	**646,609**	**- 2**	**6,241,463**	**+ 5**	**600,790**	**- 6**	**5,781,980**	**- 3**
New England	13,372	+15	127,201	+20	14,107	+26	118,737	+19
Middle Atlantic	105,507	+ 6	988,958	+ 8	104,747	+ 3	932,227	- 2
East North Central	156,959	+ 4	1,435,772	+ 6	146,126	+ 2	1,350,524	(2)
West North Central	37,815	+ 6	346,385	+10	34,954	+ 3	307,539	+ 2
South Atlantic	137,987	- 8	1,476,498	+ 2	126,966	-18	1,366,128	- 9
East South Central	59,338	- 2	597,628	+ 8	55,758	- 8	558,909	(2)
West South Central	68,183	-21	722,268	(2)	60,173	-23	621,107	- 9
Mountain	29,544	+25	237,447	+13	28,808	+31	227,571	+15
Pacific	37,904	- 7	309,306	- 4	29,151	-12	299,238	- 5
	Structural clay tile (*tons*)							
U. S. TOTAL	**64,079**	**-11**	**654,725**	**- 7**	**60,910**	**-17**	**576,191**	**-19**
Middle Atlantic	6,081	+ 3	63,945	- 5	5,713	-21	53,998	-26
East North Central	6,165	-40	61,429	-46	5,855	-52	58,813	-51
West North Central	6,822	-16	95,053	+ 3	9,324	-10	81,078	-16
South Atlantic	19,213	+28	141,021	+10	16,209	+20	138,659	(2)
East South Central	6,240	+40	41,642	-26	5,583	+30	41,464	-28
West South Central	16,797	-35	227,388	+ 1	13,944	-40	177,740	-13
Mountain & Pacific	2,761	+15	24,247	+28	4,282	+56	24,439	+28
	Vitrified clay sewer pipe (*tons*)							
U. S. TOTAL	**192,139**	**+12**	**1,618,710**	**+ 2**	**186,756**	**+ 9**	**1,605,286**	**(2)**
Middle Atlantic	20,498	+10	164,803	- 5	16,727	(2)	153,029	- 6
East North Central	81,234	+12	634,078	- 2	80,326	+14	640,974	- 3
West North Central	18,576	+13	168,463	+ 2	18,257	+ 9	160,944	- 4
South Atlantic	16,557	+20	148,885	+17	16,875	+25	159,647	+23
E. & W. South Central	26,731	+21	241,426	+15	25,569	+ 3	229,352	+ 9
Mountain	8,271	+99	46,530	+25	6,865	+79	42,452	+19
Pacific	20,272	-17	214,525	- 6	22,137	-13	218,888	- 6

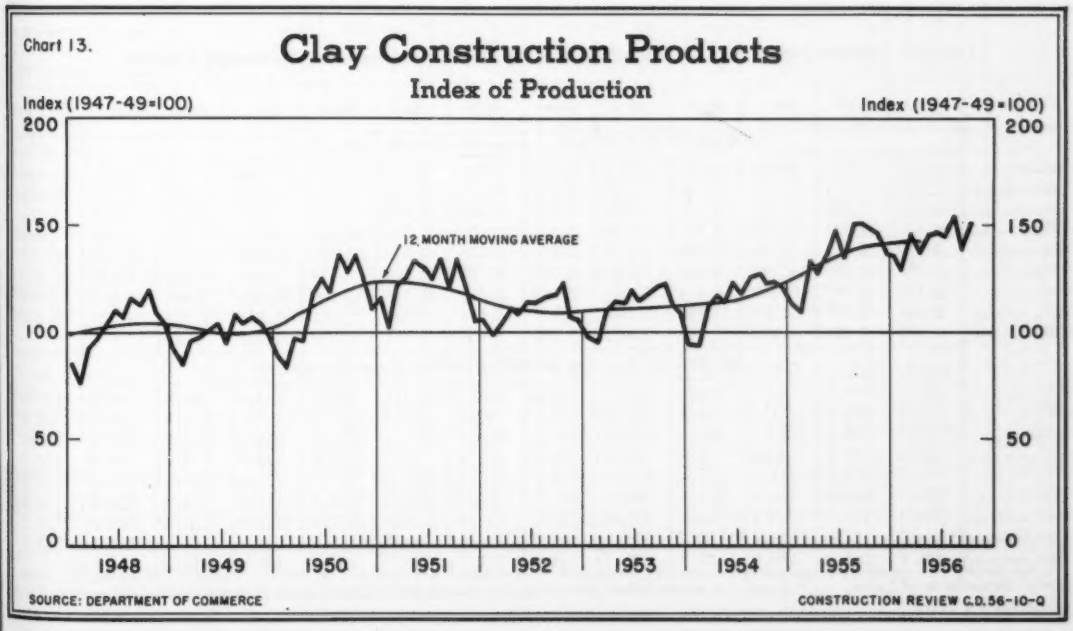
Source: Table compiled by Department of Commerce (BDSA) from data reported by the Bureau of the Census. [1] Composition of regions, and nonfarm population distribution by region, are shown below table 2. [2]Change of less than one-half of 1 percent.

Table 35.--Heating and Plumbing Equipment: Shipments and Stocks

Period	Gas water heaters (Thousands of units)		C. I. convectors and radiators (Thousand square feet)		Warm air furnaces (Thousands of units)		Floor and wall furnaces (Thousands of units)		Residential oil burners [1] (Thousands of units)
	Shipments	Stocks*	Shipments	Stocks*	Shipments	Stocks*	Shipments	Stocks*	Shipments
1947-49 average	1,818	67	50,980	4,377	794	69	552	44	541
Year: 1953	2,274	128	31,667	4,650	997	148	552	108	541
1954	2,236	103	28,386	5,434	1,132	130	550	74	494
1955	2,598	108	28,512	4,834	1,348	191	558	70	537
12 months ending:									
July 1956	2,713	--	27,718	--	1,325	--	522	--	482
August 1956	2,691	--	27,099	--	1,321	--	513	--	472
September 1956	2,684	--	26,862	--	1,312	--	502	--	460
October 1956	2,691	--	(2)	(2)	1,295	--	490	--	460
1955: October	219	91	3,115	5,234	150	172	72	61	62
November	185	102	2,779	4,666	121	177	54	61	39
December	175	108	1,773	4,834	80	191	38	70	27
1956: January	224	109	2,018	4,866	87	212	33	86	32
February	246	104	2,236	5,013	79	226	29	87	29
March	255	96	1,802	5,814	85	255	34	92	27
April	230	102	1,900	6,082	85	263	32	91	31
May	231	107	1,577	6,912	94	275	34	93	32
June	237	114	1,618	7,519	104	267	35	86	39
July	227	92	1,959	6,626	112	247	39	79	36
August	238	88	2,996	5,977	160	221	48	76	50
September	217	99	3,089	(2)	155	203	54	65	56
October	226	90	(2)	(2)	133	198	60	60	62
	Percent change								
October, 1955-56	+ 3	- 1	--	--	-11	+15	-17	- 2	(3)
First 10 mos., 1955-56	+ 4	--	--	--	- 5	--	-15	--	-16

Source: Table compiled by Department of Commerce (BDSA) from data reported by the Bureau of the Census. * As of end of period.
[1]Sold separately. [2]Not yet available. [3]Change of less than one-half of 1 percent.

Chart 13.



Part VII--Employment

Table 36.--Contract Construction: Employment by Type of Contractor

Period	All contractors	Building contractors							Nonbuilding contractors		
		All building contractors	General contractors	Special trades contractors					All nonbuilding	Highway and street	Other nonbuilding
				All special trades	Plumbing and heating	Painting and decorating	Electrical work	Other trades			
	NUMBER OF EMPLOYEES *(in thousands)*										
Year: 1948	2,169.0	1,753.0	807.0	946.0	238.2	124.9	123.2	459.8	416.0	172.1	243.8
1949	2,165.0	1,736.0	779.0	957.0	241.7	123.4	122.1	469.5	428.0	178.1	250.3
1950	2,333.0	1,885.0	844.0	1,041.0	263.1	130.8	123.4	524.0	448.0	183.0	265.2
1951	2,603.0	2,109.0	957.6	1,151.7	286.9	155.7	140.5	568.7	493.0	201.3	291.9
1952	2,634.0	2,119.0	948.3	1,170.8	287.7	156.5	155.7	570.9	514.0	209.4	305.0
1953	2,622.0	2,109.0	934.0	1,175.1	288.9	148.1	159.7	578.4	513.0	214.9	297.8
1954	2,593.0	2,090.0	885.7	1,204.0	295.7	143.8	164.4	600.1	503.0	217.4	285.6
1955	2,780.0	2,279.0	937.7	1,341.6	318.3	165.6	169.1	688.6	501.0	222.9	278.2
1955: Oct.	3,031.0	2,458.0	1,009.3	1,448.3	340.7	183.8	177.8	746.0	573.0	266.2	306.9
Nov.	2,921.0	2,398.0	988.4	1,409.8	331.1	176.9	177.0	724.8	523.0	235.7	287.5
Dec.	2,756.0	2,306.0	941.6	1,364.1	322.0	161.1	175.0	706.0	450.0	187.3	262.4
1956: Jan.	2,588.0	2,185.0	880.0	1,304.8	311.9	142.5	172.2	678.2	403.0	156.5	246.3
Feb.	2,588.0	2,189.0	878.4	1,310.7	310.2	144.3	170.6	685.6	399.0	153.2	245.6
Mar.	2,669.0	2,244.0	914.2	1,330.1	313.5	147.3	170.7	698.6	425.0	168.0	256.8
Apr.	2,853.0	2,376.0	981.8	1,394.4	317.3	166.2	173.7	737.2	477.0	204.5	272.4
May	3,040.0	2,501.0	1,038.4	1,462.4	327.4	185.6	179.1	770.3	539.0	242.1	296.7
June	3,257.0	2,666.0	1,126.4	1,539.6	340.3	205.0	187.6	806.7	591.0	271.9	319.2
July	3,270.0	2,679.0	1,134.4	1,544.9	344.6	209.7	194.0	796.6	591.0	276.6	314.7
Aug.	3,353.0	2,746.0	1,166.2	1,579.6	349.6	220.7	199.3	810.0	607.0	282.7	324.7
Sept.	3,340.0	2,734.0	1,153.9	1,579.7	353.2	216.9	204.4	805.2	606.0	280.3	325.3
Oct.	3,298.0	2,703.0	1,134.1	1,568.7	354.2	208.7	208.5	797.3	595.0	269.6	325.8
Nov.	*3,186.0	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)
	Percent change										
Sept.-Oct. 1956	-1.3	-1.1	-1.7	-0.7	+0.3	-3.8	+2.0	-1.0	-1.8	-3.8	+0.2
Oct., 1955-56	+8.8	+10.0	+12.4	+8.3	+4.0	+13.5	+17.3	+6.9	+3.8	+1.3	+6.2

Source: Department of Labor. *Percent change: Oct.-Nov. 1956, -3.4; Nov. 1955-56, +9.1. [1] Not yet available.

Table 37.--Contract Construction: Number of Employees and Indexes of Employment (Seasonally Adjusted)

Year	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Annual average
	NUMBER OF EMPLOYEES *(in thousands, seasonally adjusted)*												
1948	2,120	2,015	2,065	2,105	2,136	2,184	2,199	2,212	2,220	2,229	2,249	2,251	2,169
1949	2,222	2,171	2,146	2,128	2,124	2,130	2,157	2,176	2,197	2,192	2,190	2,141	2,165
1950	2,119	2,101	2,105	2,173	2,236	2,337	2,405	2,451	2,473	2,502	2,517	2,471	2,333
1951	2,526	2,521	2,569	2,593	2,596	2,613	2,633	2,641	2,630	2,653	2,606	2,620	2,603
1952	2,599	2,624	2,588	2,586	2,597	2,645	2,658	2,672	2,682	2,648	2,650	2,632	2,634
1953	2,647	2,669	2,653	2,638	2,613	2,598	2,588	2,596	2,612	2,632	2,623	2,626	2,622
1954	2,533	2,583	2,600	2,614	2,603	2,599	2,591	2,594	2,586	2,584	2,618	2,615	2,593
1955	2,624	2,618	2,703	2,752	2,804	2,815	2,834	2,833	2,852	2,833	2,822	2,827	2,780
1956	2,876	2,924	2,966	3,003	3,055	3,132	3,056	3,076	3,078	3,082	3,078		
	INDEXES *(1947-49=100)* OF EMPLOYMENT *(seasonally adjusted)*[1]												
1948	100.7	95.7	98.1	100.0	101.5	103.8	104.5	105.1	105.5	105.9	106.8	106.9	103.0
1949	105.6	103.1	101.9	101.1	100.9	101.2	102.5	103.4	104.4	104.1	104.0	101.7	102.9
1950	100.7	99.8	100.0	103.2	106.2	111.0	114.3	116.4	117.5	118.9	119.6	117.4	110.8
1951	120.0	119.8	122.0	123.2	123.3	124.1	125.1	125.5	124.9	126.0	123.8	124.5	123.7
1952	123.5	124.7	122.9	122.9	123.4	125.7	126.3	126.9	127.4	125.8	125.9	125.0	125.1
1953	125.7	126.8	126.0	125.3	124.1	123.4	122.9	123.3	124.1	125.0	124.6	124.8	124.6
1954	120.3	122.7	123.5	124.2	123.7	123.5	123.1	123.2	122.9	122.8	124.4	124.2	123.2
1955	124.7	124.4	128.4	130.7	133.2	133.7	134.6	134.6	135.5	134.6	134.1	134.3	132.1
1956	136.6	138.9	140.9	142.7	145.1	148.8	145.2	146.1	146.2	146.4	146.2		

Source: Department of Labor. [1] Indexes for months before January 1953 are based on seasonally adjusted employment data derived by the Federal Reserve Board.

Table 38.--Contract Construction: Employment, by State

State	Number of employees *(in thousands)*											Percent change, Oct. 1955-56
	1956								1953	1954	1955	
	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Oct.	Oct.	Oct.	
Alabama[1]	34.3	37.0	38.6	40.8	40.9	41.6	41.9	42.1	35.0	32.9	35.5	+19
Arizona	19.0	19.2	19.6	20.4	20.3	20.4	21.1	21.2	17.7	18.3	20.9	+ 1
Arkansas	14.7	15.3	16.3	16.6	17.2	18.0	17.2	16.8	18.7	15.0	16.6	+ 1
California	272.4	279.2	287.7	296.5	291.7	299.9	299.5	296.7	265.3	261.4	276.7	+ 7
Colorado	28.1	31.0	32.0	34.7	35.9	36.5	36.2	35.7	27.8	28.4	33.6	+ 6
Connecticut[2]	40.8	42.5	46.6	48.7	51.0	50.8	50.2	50.0	43.2	44.2	49.2	+ 2
Delaware[3]	--	--	--	--	--	--	--	--	--	--	--	--
District of Columbia	18.4	18.7	19.3	19.4	19.3	19.4	19.4	19.5	18.8	17.4	18.9	+ 3
Florida	86.7	86.3	89.3	91.3	95.0	97.7	97.1	98.0	86.2	87.0	93.1	+ 5
Georgia	51.4	53.8	55.7	58.9	58.5	58.9	57.8	58.2	52.3	48.9	52.0	+12
Idaho	7.0	8.5	9.9	11.1	11.0	10.8	10.4	10.0	9.4	9.9	10.0	0
Illinois	165.1	177.8	187.0	199.6	204.1	204.7	201.9	202.9	172.7	174.5	182.3	+11
Indiana[1]	68.4	74.3	80.0	83.6	80.9	82.7	83.2	78.8	64.6	62.0	80.3	- 2
Iowa[1]	29.7	36.0	39.1	43.3	44.5	45.6	43.9	43.9	37.1	37.5	39.9	+10
Kansas	37.2	39.8	42.3	43.8	43.8	41.9	40.8	38.5	38.6	37.5	40.9	- 6
Kentucky[3]	--	--	--	--	--	--	--	--	--	--	--	--
Louisiana	56.1	57.6	56.9	56.6	57.1	59.3	59.2	58.6	59.5	49.4	55.6	+ 5
Maine	8.8	9.7	13.2	15.7	16.6	16.5	15.5	15.2	14.5	16.7	14.7	+ 3
Maryland	65.0	69.7	70.7	72.0	70.8	73.8	73.1	72.3	60.9	60.3	71.1	+ 2
Massachusetts	73.2	80.6	90.8	97.3	99.2	100.1	99.1	98.5	76.4	78.4	89.0	+11
Michigan	102.0	107.2	112.2	119.5	123.4	129.3	132.5	129.8	123.9	130.0	125.3	+ 4
Minnesota	42.5	47.0	56.5	63.3	63.7	67.9	66.2	64.2	56.5	63.8	66.5	- 3
Mississippi	13.6	14.4	15.5	16.1	16.9	(3)	(3)	(3)	20.4	16.6	17.8	--
Missouri	67.7	69.2	71.0	73.7	74.3	74.5	73.2	71.9	66.9	68.7	78.6	- 9
Montana	8.0	10.3	12.4	13.4	14.2	14.4	14.5	13.7	11.4	13.1	13.4	+ 2
Nebraska	21.5	24.3	26.2	28.1	28.3	28.9	(3)	(3)	22.3	23.7	27.5	--
Nevada	7.8	7.6	8.4	8.5	8.5	8.4	8.0	7.6	7.8	9.0	9.0	-16
New Hampshire	7.2	8.5	10.4	11.2	11.2	11.0	10.5	10.3	7.9	10.6	11.2	- 8
New Jersey	100.1	109.4	111.2	121.7	125.9	123.6	123.4	122.7	99.9	100.7	117.1	+ 5
New Mexico[1]	14.4	15.1	15.3	15.9	16.0	15.5	15.3	16.1	16.2	15.1	15.0	+ 7
New York	211.5	230.6	248.3	258.7	263.5	267.7	262.6	261.2	242.2	247.5	253.6	+ 3
North Carolina	47.7	48.6	50.3	52.3	52.4	51.6	50.9	50.5	51.6	50.0	51.9	- 3
North Dakota	4.9	7.1	9.8	11.5	12.3	(3)	(3)	(3)	11.0	12.3	9.5	--
Ohio	147.5	157.2	152.3	172.4	175.0	182.6	182.6	180.9	166.4	180.3	177.4	+ 2
Oklahoma[1]	33.6	34.3	34.7	34.9	36.1	36.6	38.0	36.9	31.7	31.1	33.8	+ 9
Oregon	20.6	22.5	24.7	26.4	28.4	28.7	29.2	28.2	26.7	25.2	25.2	+12
Pennsylvania	163.4	178.8	183.9	199.5	199.4	204.9	205.0	202.8	201.9	190.3	204.5	- 1
Rhode Island	15.2	17.3	18.0	19.1	19.1	19.0	18.6	17.7	16.0	17.7	17.7	0
South Carolina[1]	27.9	28.9	27.4	29.9	29.5	30.3	29.4	28.3	45.8	33.8	30.4	- 7
South Dakota	6.0	8.9	11.1	12.6	12.8	12.9	12.9	12.3	11.4	11.1	11.7	+ 5
Tennessee	41.8	42.5	43.6	43.6	44.8	46.6	46.7	44.7	57.2	58.0	47.7	- 6
Texas	157.8	157.8	160.2	164.7	171.3	171.5	171.7	170.4	155.3	144.0	158.9	+ 7
Utah	13.0	14.8	15.5	16.0	17.6	18.0	18.2	17.4	12.4	14.0	17.7	- 2
Vermont	3.4	3.8	4.6	5.3	5.6	5.8	5.5	5.4	4.9	4.8	5.1	+ 6
Virginia	63.5	66.4	69.5	71.7	72.2	72.2	71.8	71.3	60.9	59.5	65.6	+ 9
Washington[1]	38.8	41.3	44.6	48.1	48.7	49.0	50.1	49.7	50.1	51.7	47.6	+ 4
West Virginia	18.0	19.4	21.1	22.7	23.3	24.8	23.7	24.0	25.0	18.9	21.3	+13
Wisconsin	54.4	57.3	64.7	70.4	72.3	74.2	73.1	71.0	56.0	57.8	68.1	+ 4
Wyoming	4.9	5.7	6.7	7.6	8.4	10.0	9.5	8.1	7.0	7.1	7.6	+ 7

Source: Department of Labor. [1] Data revised from January 1955. [2] Includes a small number of employees in mining. [3] Not available.
NOTE: Revised data for months not shown here are available on request.

Table 39.--Contract Construction: Employment in Selected Areas

Area	Number of employees *(in thousands)*											Percent change, Oct. 1955-56
	1956								1953	1954	1955	
	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Oct.	Oct.	Oct.	
Albany-Schenectady-Troy, N.Y.	5.9	6.2	6.9	7.3	8.0	8.2	7.9	8.4	8.0	8.1	7.6	+11
Albuquerque, N. Mex.[1]	4.8	4.9	5.0	4.9	5.0	4.8	4.6	4.8	4.6	5.0	5.2	- 8
Atlanta, Ga.	19.6	20.3	21.0	21.8	21.4	20.8	20.5	20.7	16.1	18.0	20.4	+ 1
Baltimore, Md.	43.2	46.1	46.6	47.1	45.4	48.0	47.2	47.1	38.2	37.6	46.2	+ 2
Baton Rouge, La.	6.1	6.3	6.2	6.6	6.9	7.0	6.7	6.8	(2)	5.0	5.7	+19
Binghamton, N.Y.	2.0	2.4	2.8	3.1	3.1	3.2	3.1	2.9	3.4	2.9	2.9	0
Birmingham, Ala.	10.4	11.1	11.9	12.2	12.4	12.6	12.6	12.6	11.4	10.2	11.8	+ 7
Boise, Idaho	1.6	1.7	1.7	1.9	1.9	2.0	1.9	1.9	2.1	1.7	1.9	0
Boston, Mass.	43.1	47.0	53.1	57.2	58.5	59.3	58.9	58.6	45.5	41.7	51.5	+14
Bridgeport, Conn.[3]	4.8	5.3	5.6	6.0	6.3	6.4	6.4	6.3	5.4	5.8	5.9	+ 7
Buffalo, N.Y.	16.8	19.1	21.9	23.4	23.9	25.1	25.4	25.2	21.3	21.5	22.1	+14
Casper, Wyo.	.9	1.0	1.2	1.3	1.3	1.6	1.7	1.6	1.1	1.5	1.0	+60
Charleston, S. C.	3.3	3.3	3.3	3.5	3.3	3.7	3.6	3.7	4.1	2.9	3.7	0
Charleston, W. Va.	3.1	3.4	3.7	3.9	3.9	4.0	4.4	4.5	9.7	5.5	4.2	+ 7
Charlotte, N. C.	5.0	5.2	5.2	5.4	5.3	5.3	5.3	5.3	6.2	6.0	5.2	+ 2
Chattanooga, Tenn.	3.7	3.9	3.8	3.5	3.8	3.8	3.7	3.7	4.8	4.9	4.6	-20
Chicago, Ill.	117.0	125.8	132.0	138.3	138.7	140.4	137.9	138.0	113.9	112.9	125.2	+10
Denver, Colo.	16.9	19.3	19.9	21.5	20.9	20.3	20.0	(2)	17.7	18.3	19.3	--
Des Moines, Iowa	4.4	5.2	5.7	6.2	6.2	6.4	6.0	5.6	5.1	5.4	5.2	+ 8
Detroit, Mich.	57.4	57.0	59.6	61.5	63.4	67.0	68.8	67.7	68.8	73.7	68.1	- 1
Duluth, Minn.	1.9	2.0	2.2	2.5	2.7	2.7	2.6	2.9	2.7	2.8	2.4	+21
Evansville, Ind.*	3.6	3.9	4.1	4.2	4.4	4.7	4.5	4.3	3.6	3.8	4.2	+ 2
Fargo, N. D.	1.4	1.7	2.1	2.3	2.3	2.5	2.4	(2)	2.0	2.5	2.3	--
Fort Wayne, Ind.	2.7	2.9	3.1	3.4	3.6	3.4	3.3	2.9	3.7	3.4	3.1	- 6
Great Falls, Mont.	1.3	1.6	1.8	1.9	1.9	1.9	1.9	1.9	1.6	1.7	1.9	0
Harrisburg, Pa.	6.4	7.7	6.0	8.9	9.3	9.4	9.7	9.4	7.9	8.5	8.0	+18
Hartford, Conn.[3]	8.3	9.0	10.3	10.7	10.8	10.8	10.8	10.5	9.6	9.9	9.7	+ 8
Indianapolis, Ind.	11.5	12.3	13.3	14.0	14.5	14.8	14.9	14.7	13.5	12.2	14.4	+ 2
Jackson, Miss.	4.1	4.3	4.2	4.3	4.5	4.2	4.1	4.0	(2)	(2)	4.9	-18
Jacksonville, Fla.	8.7	8.6	9.0	9.4	9.5	9.6	9.7	10.0	8.9	10.0	9.1	+10
Kansas City, Mo.	19.3	19.7	20.0	20.4	20.5	20.3	19.9	19.7	24.6	19.0	20.9	- 6
Knoxville, Tenn.	5.5	5.2	5.4	6.1	6.5	6.3	6.3	6.2	13.5	18.2	7.2	-14
Lewiston, Maine	1.0	1.2	1.3	1.5	1.6	1.7	1.6	1.6	1.4	1.5	1.6	0
Little Rock-N. Little Rock, Ark.	5.4	5.6	5.5	5.6	5.7	5.9	5.6	5.3	4.7	5.2	5.8	- 9
Los Angeles, Calif.	130.2	129.8	132.7	136.0	135.8	135.5	135.8	133.4	124.8	122.1	126.9	+ 5
Louisville, Ky.	11.6	12.3	13.7	14.2	14.4	14.2	14.3	13.9	(2)	15.9	14.6	- 5
Manchester, N. H.	1.7	1.7	1.9	2.1	2.3	2.3	2.2	2.2	1.6	2.2	2.4	- 8
Memphis, Tenn.[1]	9.4	9.3	9.2	9.5	9.7	9.6	9.3	8.5	10.0	9.9	10.5	-19
Miami, Fla.	22.4	22.7	23.0	24.5	25.9	26.9	27.0	26.3	21.8	22.5	25.6	+ 3
Milwaukee, Wis.	20.9	21.8	23.3	24.8	24.9	26.0	26.4	26.0	(2)	20.2	24.1	+ 8
Minneapolis-St. Paul, Minn.	24.7	27.9	30.5	31.7	33.1	33.9	32.5	32.4	30.4	31.1	31.7	+ 2
Mobile, Ala.	4.5	4.6	4.7	4.7	4.7	4.8	4.9	(2)	5.0	4.2	4.6	--
Nashville, Tenn.	7.8	8.3	8.4	7.4	6.9	8.5	8.7	8.8	8.9	7.3	8.0	+10
New Bedford, Mass.	1.4	1.5	1.6	1.9	1.8	1.8	1.7	1.7	1.4	1.7	1.7	0
New Britain, Conn.[3]	1.1	1.3	1.4	1.4	1.5	1.5	1.5	1.5	1.3	1.3	1.3	+15
New Haven, Conn.[3]	5.7	6.1	6.5	6.8	6.9	7.1	7.0	7.0	5.8	6.5	6.4	+ 9
New Orleans, La.	15.1	15.3	15.2	13.3	15.2	16.2	16.4	16.5	21.3	18.7	16.8	- 2
New York-Northeastern N.Jersey	203.3	213.3	223.6	235.1	235.8	238.0	235.5	230.6	(2)	213.4	225.9	+ 2
Newark-Jersey City, N. J.	25.9	27.7	29.8	31.2	32.0	31.0	30.3	30.2	30.6	28.9	32.0	- 6
Paterson, N. J.	19.6	21.5	20.2	26.4	25.2	26.3	26.5	25.6	(2)	22.0	23.0	+11
Perth Amboy, N. J.	6.6	7.3	7.3	7.9	8.5	8.6	9.5	9.1	(2)	7.1	7.1	+28
Nassau-Suffolk Counties, N.Y.	27.3	27.5	31.2	31.4	31.8	31.5	32.1	30.2	28.7	30.5	31.1	- 3
New York, N. Y.	109.9	113.4	117.5	118.9	118.6	120.3	117.0	116.3	106.0	105.3	112.4	+ 3
Westchester County, N. Y.	12.5	14.3	15.4	16.9	17.0	17.6	17.4	16.4	(2)	17.4	17.7	- 7

See footnotes at end of table.

Table 39.--Contract Construction: Employment in Selected Areas--Continued

Area	Number of employees *(in thousands)*											Percent change, Oct. 1955-56
	1956								1953	1954	1955	
	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Oct.	Oct.	Oct.	
Norfolk-Portsmouth, Va.	10.5	10.9	11.5	12.3	12.4	12.7	12.8	12.5	12.7	11.9	11.2	+12
Oklahoma City, Okla.[1]	10.2	10.4	10.4	10.8	10.8	10.7	11.1	11.0	8.8	9.4	10.4	+ 6
Omaha, Nebr.	6.7	7.3	7.8	8.0	8.2	8.6	8.3	8.4	9.3	8.6	7.9	+ 6
Phoenix, Ariz.	9.9	9.8	10.0	10.3	10.3	10.3	10.9	10.8	8.5	9.6	10.8	0
Pittsburgh, Pa.	41.4	45.3	46.0	47.9	46.4	49.7	51.1	51.7	45.3	37.8	47.1	+10
Portland, Maine	2.5	2.8	3.5	4.1	4.3	4.4	4.2	4.3	3.7	4.3	3.9	+10
Portland, Oreg.[1]	12.9	13.3	14.2	15.4	15.7	15.7	15.9	15.4	14.7	14.6	14.7	+ 5
Providence, R. I.	13.5	15.3	16.0	16.9	16.9	16.9	16.5	15.7	14.2	15.7	15.7	0
Racine, Wis.	1.9	2.1	2.3	2.5	2.5	2.6	2.6	2.3	(2)	2.2	2.3	0
Reno, Nev.	2.1	2.2	2.3	2.3	2.3	2.4	2.5	2.5	2.0	2.3	2.4	+ 4
Richmond, Va.	11.3	12.0	12.4	13.0	12.8	13.0	12.8	12.5	11.0	9.8	11.7	+ 7
Rochester, N. Y.	8.3	9.0	9.2	10.8	11.3	11.6	11.5	10.9	9.1	10.2	10.6	+ 3
Rockford, Ill.[3]	3.4	4.1	4.3	4.6	4.5	4.5	4.4	4.4	3.2	3.6	4.0	+10
Sacramento, Calif.	8.4	9.0	9.2	9.7	10.0	10.4	10.3	10.2	8.8	8.8	9.7	+ 5
St. Louis, Mo.	40.5	42.5	42.9	44.6	44.6	44.2	44.8	43.4	(2)	44.0	46.9	- 7
Salt Lake City, Utah	8.0	8.8	8.9	9.5	9.6	9.8	9.6	9.3	6.9	8.4	9.7	- 4
San Diego, Calif.	13.2	13.6	13.8	14.0	14.3	14.4	14.4	14.3	13.6	11.7	12.8	+12
San Francisco-Oakland, Calif.	60.4	62.2	63.2	64.4	60.3	65.0	64.5	64.3	60.5	61.2	63.2	+ 2
San Jose, Calif.	10.1	10.8	11.2	11.6	10.9	11.8	11.6	11.3	8.6	9.8	10.7	+ 6
Savannah, Ga.	2.8	3.1	3.3	3.7	3.5	3.7	3.7	3.9	4.2	3.0	2.7	+44
Seattle, Wash.[1]	13.1	14.2	15.2	15.9	16.6	16.7	17.4	16.6	13.0	13.8	15.0	+11
Sioux Falls, S. D.	1.2	1.6	1.7	2.0	2.1	2.0	2.0	2.0	(2)	(2)	2.5	-20
South Bend, Ind.	2.9	3.2	3.5	3.6	3.7	3.7	3.8	3.9	3.3	3.3	4.4	-11
Spokane, Wash.[1]	3.5	4.3	5.2	5.8	5.6	5.9	5.9	5.8	4.5	4.7	4.8	+21
Springfield-Holyoke, Mass.	6.8	7.6	8.9	9.3	9.4	9.4	9.0	9.0	4.9	6.8	8.5	+ 6
Stamford, Conn.[3]	3.5	3.7	3.8	3.9	4.1	4.2	4.1	4.0	3.4	3.8	4.0	0
Syracuse, N. Y.	5.5	6.0	7.0	7.6	8.1	8.8	8.6	8.2	8.1	7.9	6.7	+22
Tacoma, Wash.[1]	3.8	3.7	3.7	3.8	4.0	4.3	4.3	4.3	4.8	3.6	4.2	+ 2
Tampa-St. Petersburg, Fla.	16.0	16.0	16.1	16.4	16.7	16.8	16.5	16.7	12.6	13.3	15.6	+ 7
Topeka, Kans.	3.3	3.8	4.1	4.3	4.4	4.3	4.2	4.0	2.9	3.0	3.5	+14
Trenton, N. J.	3.3	3.5	3.8	4.1	4.5	4.2	4.0	3.9	(2)	3.9	3.9	0
Tucson, Ariz.	4.3	4.5	4.8	5.2	5.1	5.1	4.9	4.7	3.8	3.9	4.8	- 2
Tulsa, Okla.[1]	8.5	8.8	9.5	9.2	10.0	10.3	10.2	10.1	7.3	7.8	8.3	+22
Utica-Rome, N. Y.	2.8	3.3	4.0	4.2	4.6	4.2	4.0	4.4	4.0	3.9	3.6	+22
Washington, D. C.	43.8	45.5	46.5	46.7	46.9	47.0	47.3	46.9	38.5	40.2	47.3	- 1
Waterbury, Conn.[3]	1.8	1.9	2.0	2.1	2.2	2.2	2.2	2.2	2.1	2.0	2.4	- 8
Wheeling-Steubenville, W. Va.	4.2	4.6	4.6	4.6	4.4	4.8	4.9	5.1	5.0	4.5	4.7	+ 9
Wichita, Kans.	7.6	8.1	8.8	9.1	9.1	8.5	8.4	8.2	7.3	8.5	8.6	- 5
Worcester, Mass.	2.8	2.9	3.3	3.6	3.7	3.6	3.7	3.9	4.0	3.6	3.4	+15

Source: Department of Labor. [1] Data revised from January 1955. [2] Not available. [3] Includes a small number of employees in mining. NOTE: Revised statistics for months not shown here are available upon request. * Data revised from January 1955 because area was redefined to include not only Vanderburgh Co., Ind., but also Henderson Co., Ky.

Table 40.--Contract Construction: Indexes of Aggregate Weekly Man-Hours

(1947-49=100)

Year	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Annual average
1948	89.6	81.3	86.7	95.0	102.2	111.9	115.1	117.3	116.2	113.3	106.6	105.4	103.4
1949	94.2	88.9	89.2	95.0	103.1	106.8	110.5	114.2	111.5	111.4	104.4	94.9	102.0
1950	84.6	79.5	83.7	95.8	106.1	116.7	122.1	129.5	126.1	128.9	123.9	112.7	109.1
1951	106.4	99.3	105.4	116.9	126.4	131.8	137.7	141.1	138.5	139.8	124.2	121.6	124.1
1952	111.1	112.3	108.3	117.5	125.4	136.8	138.9	143.2	144.0	139.9	128.2	123.9	127.5
1953	109.1	108.7	109.1	115.8	122.6	130.4	132.0	137.2	131.7	136.7	126.7	117.2	123.1
1954	95.5	102.8	106.4	113.5	120.3	128.0	131.4	134.0	128.6	128.6	123.3	114.4	118.9
1955	101.4	98.6	108.4	115.5	129.3	136.5	144.1	145.1	148.5	140.8	128.2	124.3	126.7
1956	112.0	113.0	114.0	128.1	140.0	154.4	154.4	159.9	159.8	157.6			

Source: Department of Labor.

Chart 14

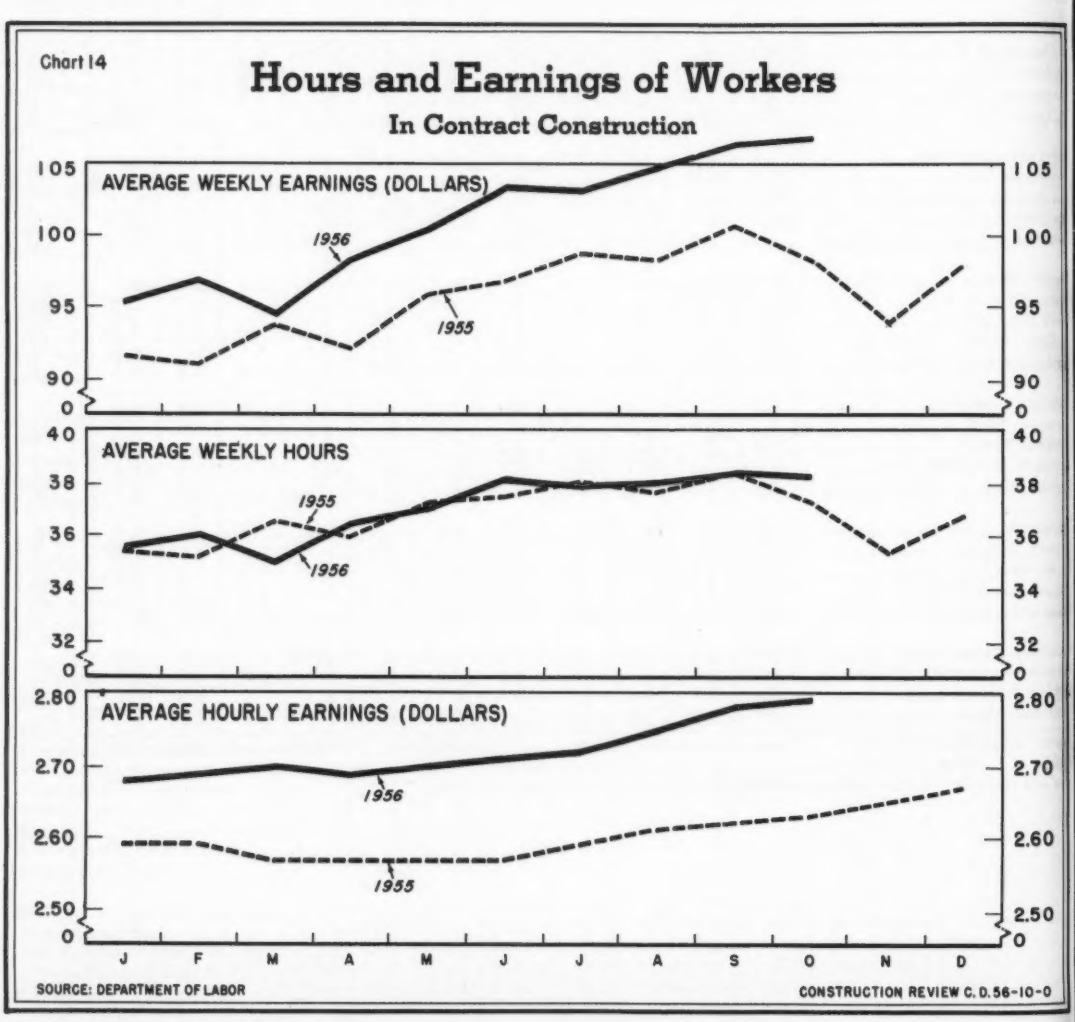


Table 41.--Contract Construction: Hours and Gross Earnings of Construction Workers

Period	All construction	Building construction							Nonbuilding construction		
		All building contractors	General contractors	Special trades contractors					All nonbuilding	Highway and street	Other nonbuilding
				All special trades	Plumbing and heating	Painting and decorating	Electrical work	Other trades			
AVERAGE WEEKLY EARNINGS											
Year: 1953	$91.61	$91.76	$87.75	$94.79	$98.30	$87.10	$111.61	$91.04	$90.27	$85.28	$93.85
1954	93.98	94.12	89.41	97.38	102.71	90.39	112.71	93.19	92.86	86.88	97.36
1955	95.94	96.03	90.22	100.83	106.68	94.38	116.82	96.21	94.87	91.05	98.50
1955: October	98.10	98.01	91.55	102.76	108.96	97.30	121.30	97.54	99.36	96.90	101.40
November	93.81	94.04	88.24	98.28	105.28	91.58	117.43	92.89	92.64	89.21	95.76
December	97.99	98.19	92.11	102.93	109.42	96.26	122.00	97.23	94.95	87.47	101.12
1956: January	95.41	96.17	88.75	101.10	109.16	94.24	120.26	94.58	93.17	85.19	98.43
February	96.84	97.27	90.30	102.03	107.82	94.92	122.36	96.88	94.43	86.14	99.85
March	94.50	95.15	87.98	99.81	108.58	95.26	120.12	93.01	91.88	84.90	96.38
April	98.19	99.00	92.20	103.82	108.00	95.57	120.74	100.04	94.86	88.65	100.10
May	100.44	100.74	93.96	105.62	111.45	99.62	122.22	101.44	99.31	94.16	103.86
June	103.25	103.42	96.42	108.38	113.00	101.24	124.66	104.80	104.90	102.49	106.75
July	103.09	103.23	96.52	107.59	113.58	100.04	124.03	103.94	105.15	102.70	107.68
August	104.78	104.53	98.05	109.66	114.35	103.10	127.68	105.33	106.42	105.16	107.83
September	106.37	106.22	99.06	111.30	115.03	103.24	131.78	107.22	108.28	106.12	110.27
October	106.86	106.59	100.07	111.38	115.41	104.04	130.54	107.38	108.38	106.08	110.29
AVERAGE WEEKLY HOURS											
Year: 1953	37.7	37.0	37.5	36.6	38.1	34.7	39.3	35.7	40.3	41.2	39.6
1954	37.0	36.2	36.2	36.2	37.9	34.5	38.6	35.3	40.2	40.6	39.9
1955	36.9	36.1	35.8	36.4	38.1	34.7	39.2	35.5	40.2	41.2	39.4
1955: October	37.3	36.3	35.9	36.7	38.5	35.0	39.9	35.6	41.4	42.5	40.4
November	35.4	34.7	34.2	35.1	37.2	33.3	38.5	33.9	38.6	39.3	38.0
December	36.7	36.1	35.7	36.5	38.8	34.5	40.0	35.1	39.4	39.4	39.5
1956: January	35.6	35.1	34.4	35.6	38.3	33.9	39.3	33.9	38.5	38.9	38.3
February	36.0	35.5	35.0	35.8	37.7	33.9	39.6	34.6	38.7	38.8	38.7
March	35.0	34.6	34.1	34.9	37.7	33.9	39.0	33.1	37.5	37.4	37.5
April	36.5	36.0	35.6	36.3	37.5	34.6	39.2	35.6	39.2	39.4	39.1
May	37.2	36.5	36.0	36.8	38.3	35.2	39.3	36.1	40.7	41.3	40.1
June	38.1	37.2	36.8	37.5	38.7	35.9	39.7	36.9	42.3	43.8	40.9
July	37.9	37.0	36.7	37.1	38.5	35.1	39.5	36.6	42.4	43.7	41.1
August	38.1	37.2	37.0	37.3	38.5	35.8	39.9	36.7	42.4	44.0	41.0
September	38.4	37.4	37.1	37.6	38.6	35.6	40.3	37.1	42.8	44.4	41.3
October	38.3	37.4	37.2	37.5	38.6	36.0	39.8	36.9	42.5	44.2	41.0
AVERAGE HOURLY EARNINGS											
Year: 1953	$2.43	$2.48	$2.34	$2.59	$2.58	$2.51	$2.84	$2.55	$2.24	$2.07	$2.37
1954	2.54	2.60	2.47	2.69	2.71	2.62	2.92	2.64	2.31	2.14	2.44
1955	2.60	2.66	2.52	2.77	2.80	2.72	2.98	2.71	2.36	2.21	2.50
1955: October	2.63	2.70	2.55	2.80	2.83	2.78	3.04	2.74	2.40	2.28	2.51
November	2.65	2.71	2.58	2.80	2.83	2.75	3.05	2.74	2.40	2.27	2.52
December	2.67	2.72	2.58	2.82	2.82	2.79	3.05	2.77	2.41	2.22	2.56
1956: January	2.68	2.74	2.58	2.84	2.85	2.78	3.06	2.79	2.42	2.19	2.57
February	2.69	2.74	2.58	2.85	2.86	2.80	3.09	2.80	2.44	2.22	2.58
March	2.70	2.75	2.58	2.86	2.88	2.81	3.08	2.81	2.45	2.27	2.57
April	2.69	2.75	2.59	2.86	2.88	2.82	3.08	2.81	2.42	2.25	2.56
May	2.70	2.76	2.61	2.87	2.91	2.83	3.11	2.81	2.44	2.28	2.59
June	2.71	2.78	2.62	2.89	2.92	2.82	3.14	2.84	2.48	2.34	2.61
July	2.72	2.79	2.63	2.90	2.95	2.85	3.14	2.84	2.48	2.35	2.62
August	2.75	2.81	2.65	2.94	2.97	2.88	3.20	2.87	2.51	2.39	2.63
September	2.77	2.84	2.67	2.96	2.98	2.90	3.27	2.89	2.53	2.39	2.67
October	2.79	2.85	2.69	2.97	2.99	2.89	3.28	2.91	2.55	2.40	2.69
Percent change, October 1955 to 1956											
Avg. wkly. earnings	+8.9	+8.8	+9.3	+8.4	+5.9	+6.9	+7.6	+10.1	+9.1	+9.5	+8.8
Avg. wkly. hours	+2.7	+3.0	+3.6	+2.2	+ .3	+2.9	- .3	+ 3.7	+2.7	+4.0	+1.5
Avg. hrly. earnings	+6.1	+5.6	+5.5	+6.1	+5.7	+4.0	+7.9	+ 6.2	+6.3	+5.3	+7.2

Source: Department of Labor.

FNMA Raised Stock-Purchase Requirements and Standby-Commitment Fees. (Federal National Mortgage Association press release No. 301, issued January 5, 1957.)

On January 5, 1957, the amount of Federal National Mortgage Association common stock which sellers of home mortgages to FNMA are required to buy was increased from 1 percent to 2 percent of the unpaid principal of the mortgages sold. The 2-percent rate is the maximum permitted under present law. From November 1954 to August 1956, the rate had been 3 percent. It was reduced to 2 percent in August and to 1 percent in September 1956, in accordance with provisions of the Housing Act of 1956 (see Construction Review, Vol. 2, No. 9, September 1956, p. 48, and Vol. 2, No. 10, October 1956, p. 51).

Also effective January 5, 1957, the amount of the nonrefundable cash payment sellers must make in order to obtain FNMA standby commitments was increased from 1 percent to 1-1/2 percent of the unpaid principal of the mortgages involved.

These new requirements apply only to mortgage offerings under FNMA's Secondary Market Operations.

FNMA Increased Purchase Price for Armed Services (Capehart) Housing Mortgages. (Federal National Mortgage Association press release No. 230, issued December 12, 1956.)

The Federal National Mortgage Association announced on December 12, 1956, that, effective immediately, it would pay par (100) for FHA-insured section 803 Armed Services Housing mortgages (also known as Capehart Housing mortgages) offered under its Special Assistance program. The former purchase price for this type of mortgage was 99-1/2.

At the same time, the agency announced that the fee which sellers must pay for FNMA's commitment to purchase would be reduced from 1 percent to one-half of 1 percent of the amount of the mortgages involved. No change was made in the one-half of 1 percent purchase and marketing fee which sellers must pay when the mortgages are delivered for purchase.

As a result of the price and commitment fee changes, sellers will receive a net return of 99 for the Armed Services Housing mortgages that FNMA buys from them. This compares with 98 under the previous schedule.

ODM Suspended Policy Requiring that Manpower Factor be Considered in the Location of New Defense Plants. (Federal Register, Vol. 21, No. 242, December 14, 1956, p. 9978.)

Defense Manpower Policy Statement No. 1 of August 2, 1951, which directed Government agencies to give adequate consideration to the manpower factor in the location of new defense plants, the placement of defense contracts, and the allocation of materials, was suspended by the Office of Defense Mobilization, effective December 7, 1956. This action was taken pending review of the policy in the light of present high level economic activity and the current defense production program and labor supply situation.

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